

Lower Woodhouse Farm
Fernhill
Almondsbury
Bristol BS32 4LU

Proposed Conversion
of Outbuildings

Heritage Statement

Project Ref: AH1802

October 2021



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1. SUMMARY

PROJECT NAME:	LOWER WOODHOUSE FARM: PROPOSED CONVERSION OF OUTBUILDINGS
LOCATION:	FERNHILL, ALMONDSBURY, BRISTOL BS32 4LU
NGR:	360961, 185532
TYPE:	HERITAGE STATEMENT

This heritage statement (HS) has been commissioned in respect of a proposal for the conversion of three outbuildings at Lower Woodhouse Farm, Fernhill, Almondsbury, centred on NGR 360961, 185532. The three outbuildings proposed for conversion are not designated in their own right but lie within the setting of the Grade II Listed Lower Woodhouse Farmhouse (List Entry 1136923).

The proposed restoration, refurbishment and repurposing of the three outbuildings has been considered in detail, both in the context of the individual units' heritage value, and the potential effect of the works of the setting and significance of the nearby Grade II Listed Lower Woodhouse Farmhouse.

No harm in respect of the significance of the three buildings, which have been treated as non-designated heritage assets for the purposes of this assessment, was found in the proposed conversions. Indeed, it was considered beneficial that the proposed works would serve to protect and maintain the buildings into the future.

A site visit undertaken as part of this assessment was concerned to a degree with the visual and spatial relationship between the Grade II Listed farmhouse and the three outbuildings, in particular regarding the potential that the outbuildings might be considered to be curtilage listed. The site visit identified a clear separation between the farmhouse, its gardens, and the farmyard and farm buildings. Whilst the three units are considered to form part of the Listed Building's setting, they are not considered to be covered by any legislation relating to curtilage listing.

The relatively recent conversion of a large former agricultural building northwest of the three units under discussion has demonstrated that conversion of this nature can be achieved without causing harm to the setting or significance of the Listed Building.

The proposed programme of works affecting the three outbuildings is not considered to have the capacity to result in harm to the setting or significance of Lower Woodhouse Farmhouse. Currently the condition and use of the three buildings contributes to a sense of deterioration at the farm, with both the buildings themselves and their immediate surroundings appearing rather unkempt. The proposed works would result in a suite of buildings within refurbished surroundings. This would serve to create an area of former agricultural buildings repurposed for the modern farm environment and the changing economic landscape of the farming industry where diversification is often key to survival.

This assessment follows national and local planning policy and guidance set out in the 2021 issue of the NPPF, the South Gloucestershire Local Plan Core Strategy (adopted) December 2013, and guidance notes issued by Historic England and the ClfA.

2. OUTLINE

- 2.1. This heritage statement (HS) has been commissioned in respect of a proposal for the conversion of three outbuildings at Lower Woodhouse Farm, Fernhill, Almondsbury, centred on NGR 360961, 185532, and referred to hereafter as ‘the Site’.
- 2.2. For ease of reference the buildings have been numbered 1-3, as shown in Image1.

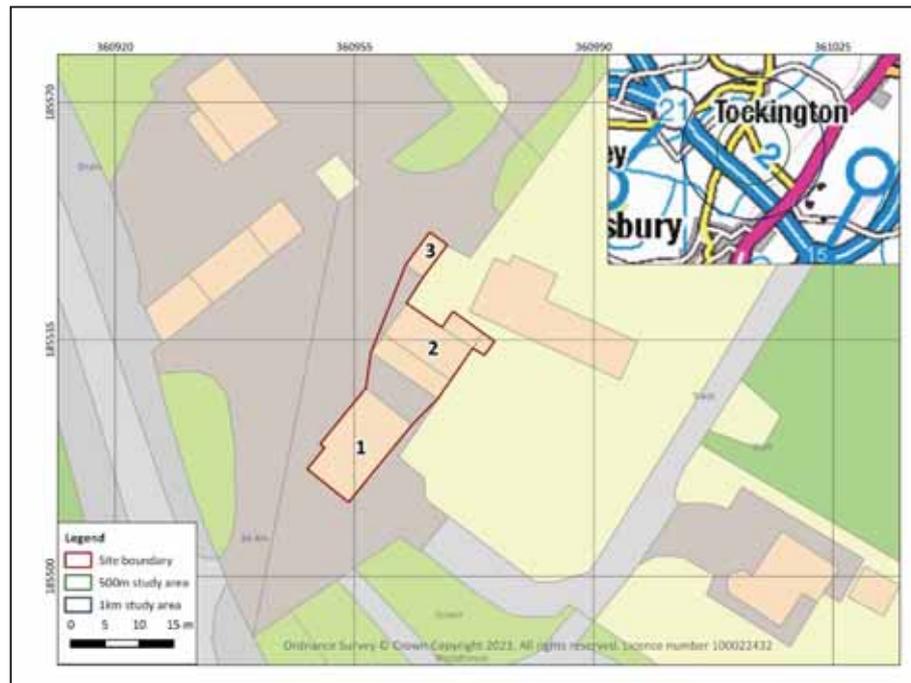


Image 1: Site location



Image 2: Aerial view showing buildings relative to Grade II Listed Farmhouse

- 2.3. The three outbuildings proposed for conversion are not designated in their own right but lie within the setting of the Grade II Listed *Lower Woodhouse Farmhouse* (Image 2; List Entry 1136923).

- 2.4. This document is focused on the relationship between the Site and the Listed Building and their significance as individual heritage assets. No formal assessment of matters relating to the potential for below ground archaeology is included.

Limitations of data

- 2.5. Much of the data used in this assessment consists of secondary information derived from a variety of sources, only some of which have been directly examined for the purposes of this assessment. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

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Assessment Criteria

- 2.8. The criteria used in this assessment to assign a value to the potential magnitude of impact resulting from any proposed development are set out in Table 1, below.

Table 1: Impact Magnitude Criteria

Magnitude of Impact	Defined as
Major Adverse	Total loss or major alteration of the assets or change in its setting, leading to the total loss or major reduction in the significance of the asset
Moderate Adverse	Partial Loss or alteration of the assets or change in its setting leading to the partial loss or reduction in the significance of the asset
Minor Adverse	Slight change from pre-development conditions to the asset or change in its setting leading to the slight loss or reduction in the significance of the asset
Negligible	No change or very slight change to the asset or change in its setting resulting in no change or reduction in the significance of the asset

Minor Beneficial	Slight improvement to the asset or change in its setting which slightly enhances the significance of the asset
Moderate Beneficial	Moderate improvement to the asset or change in its setting which moderately enhances the significance of the asset
Major Beneficial	Major improvement to the asset or change in its setting which substantially enhances the significance of the asset

2.9. Table 2, below, establishes the significance of heritage assets in line with national criteria.

Table 2: Significance of Heritage Assets

Significance	Criteria
Very High	World Heritage Sites Grade I & II* Listed Buildings Grade I & II* Registered Parks and Gardens Scheduled Monuments
High	Grade II Listed Buildings Grade II Registered Parks and Gardens Conservation Areas Registered Historic Battlefields
Medium	Non-designated heritage assets of regional importance
Low	Locally listed and other historic buildings Non-designated archaeological sites of local importance Non-designated historic parks and gardens
Negligible	Non-designated features with very limited or no historic value and/or little or no surviving archaeological or historic interest

3. SITE ASSESSMENT

The Site and its setting

- 3.1. A 500m study area was established, measured from the Site's boundary, in order to better quantify the numbers and distribution of heritage assets in proximity to the Site which may be affected by the planning proposal. The redline area shown in Image 1 should be considered arbitrary.
- 3.2. The 500m study area includes a single Listed Building, the Grade II Listed Lower Woodhouse Farmhouse (Image 3, LB1). No other designated heritage assets lie in close proximity to the Site however, the boundary of the Tockington Conservation Area lies some 535m to the north. Two further Grade II Listed Buildings lie in the south of the Conservation Area.
- 3.3. The Site comprises three outbuildings situated to the southwest and west of the farmhouse (Image 4) and east of a converted agricultural unit now in use as a residential dwelling. They are of a range of sizes, styles and functions.

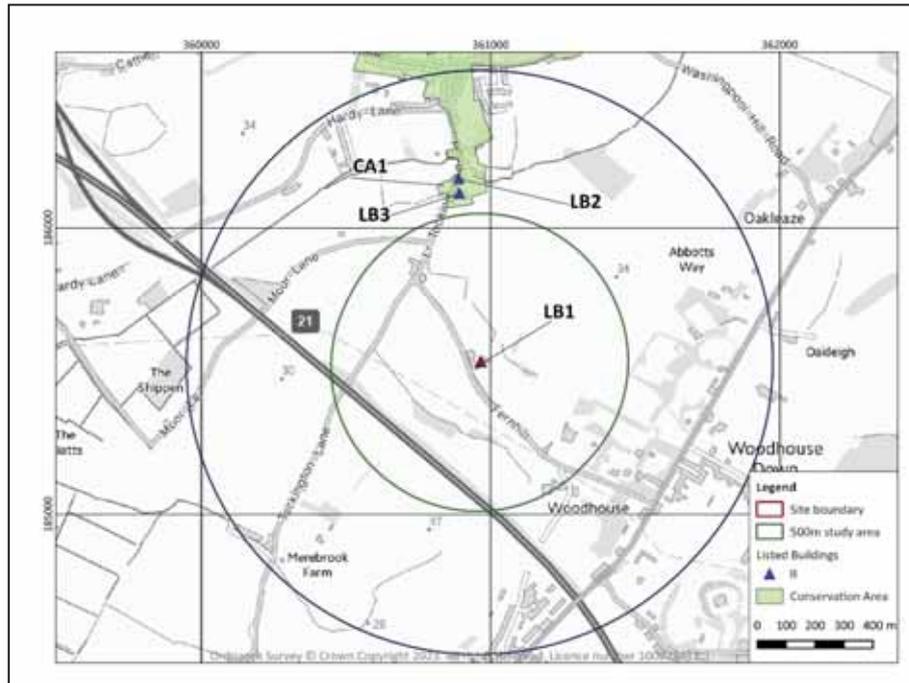


Image 3: Distribution of designated heritage assets in study area

Site visit

- 3.4. The Site, along with its wider setting, was visited on 15th September 2023. Particular attention was paid to the visual and spatial relationship between the buildings proposed for conversion and the Grade II Listed Lower Woodhouse Farmhouse.



Image 4: Lower Woodhouse Farmhouse with the three outbuildings to the right

- 3.5. Other aspects of the setting to both the Listed Building and the outbuildings was considered, including the effect of the conversion of the former outbuilding to the west, now a residential dwelling. The current condition of each of the three buildings was assessed visually at the time, although no formal structural or measured survey was undertaken.

- 3.6. A selection of photographs taken during the site visit are included in this assessment document, whilst observations made at the time have informed the assessments and conclusions in this heritage statement.

Developmental history of the Site and its setting

- 3.7. A manor at Tockington, which lies to the north of the Site, is recorded in the Domesday Book of 1086 as *Tochintune*.
- 3.8. The place name derives from a personal name, possibly Toca with the Old English suffixes -ing and -tūn, broadly translating to 'Estate or settlement of a man called Toca'.
- 3.9. The Domesday Book records the manor as held by King William; prior to the Norman Conquest Domesday records the manor in the ownership of Wulfgar, a thegn of King Edward, comprising eight hides of land. The hide was a medieval English unit of land measurement originally intended to represent the amount of land sufficient to support a household. It is normally measured as 120 acres or c. 49ha but was more normally a measure of value and tax assessment.

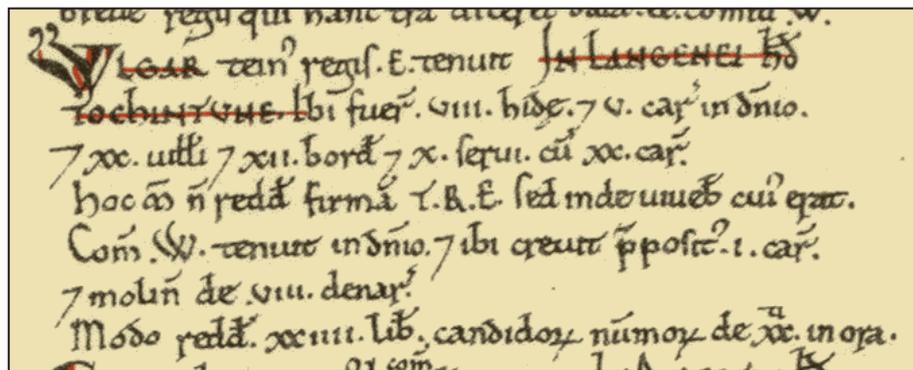


Image 5: Domesday Book entry for Tockington (Tochintune)

- 3.10. Throughout much of its history, Tockington will have remained a small, rural village with a predominantly agricultural economy. The Site lies in the historic parish of Olveston, and it is considered likely that the Site would have formed part of the agricultural hinterland to Tockington manor during the medieval and later periods.
- 3.11. The developmental history of the Site is further examined below through the study of historic maps.

Historic map regression

- 3.12. The study of historic maps can help to identify the evolution of the settings of historic places, and aid in the identification of how they have changed through time. Historic map regression can also identify historic relationships, such as designed views or routeways, which may have become fossilised in the historic landscape or streetscape, or possibly lost to development or boundary change.

1812 Thomas Budgen – Chepstow

- 3.13. Thomas Budgen's early 19th century hand drawn map of Chepstow and a significant area of its environs represents one of the first group of Ordnance Survey illustrations completed for military purposes.



Image 6: 1812 Thomas Budgen – Chepstow

- 3.14. The illustration shows the approximate location of the Site with the Listed farmhouse just to the east. It shows a small number of additional buildings at the farm but none on or close to the footprints of those which comprise the Site.

1840 Olveston parish tithe map

- 3.15. The Olveston parish tithe map was completed in 1840 by Y. and J.P. Sturge, with the accompanying apportionment compiled in 1839. The map turnpike roads, waterbodies, woods, plantations, marsh and bog, heath and moorland, building names, road names, a pound, a mill, a quarry, commons and a withy bed (Kain and Oliver 1995).

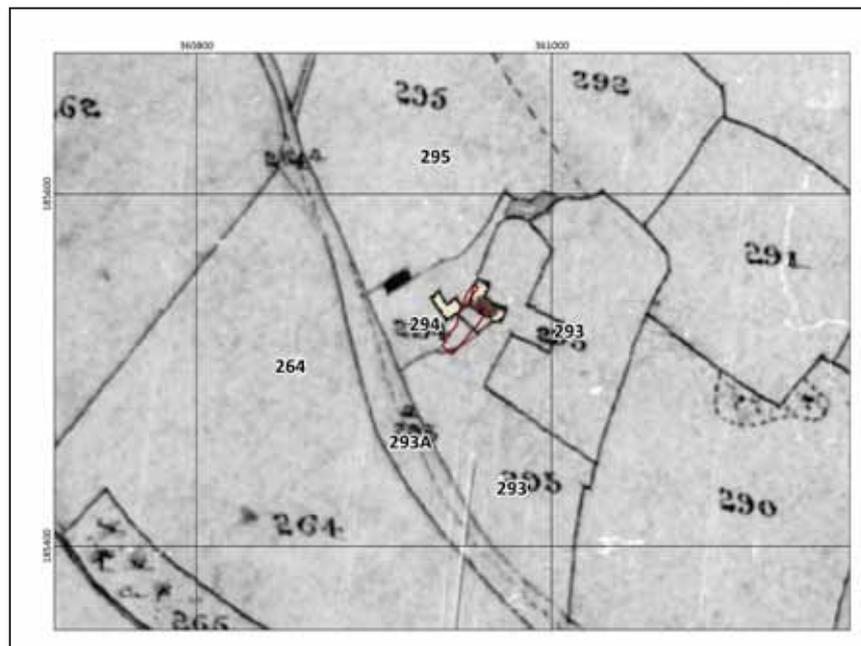


Image 7: 1840 Olveston parish tithe map

- 3.16. The Site occupies parts of Plots 294 and 293, which, alongside a number of nearby plots, are described further in Table 3 to inform local and use and ownership during the mid-19th century. Where appropriate, field/plot name interpretation is after Field 1989 and 1993 or further research.

Table 3: 1839 Olveston tithe map apportionment

Plot No.	Plot Name	Landowner	Land Use	Interpretation
294	House, Orchard, Garden, Barton and Paddock	Samuel Peach Peach	Pasture	Descriptive
293	House, Orchard, Garden, Barton and Paddock	Samuel Peach Peach	Pasture	Descriptive
293a	Allotment	Samuel Peach Peach	Pasture	Descriptive
264	Woodhouse Hill	George Alexander Fullerton	Arable	Named for area
295	Leaze	Samuel Peach Peach	Pasture	Meadow land

- 3.17. The tithe map illustrates the buildings of Lower Woodhouse Farm as they were arranged in the mid-19th century. Whilst the farmhouse is extant, none of the three buildings under assessment in this heritage statement are illustrated. The apportionment document records the farm in the ownership of the unusually named Samuel Peach Peach, a relative of the then resident of Tockington Manor, Colonel Samuel Peach.

1880 Ordnance Survey County Series 1:2,500

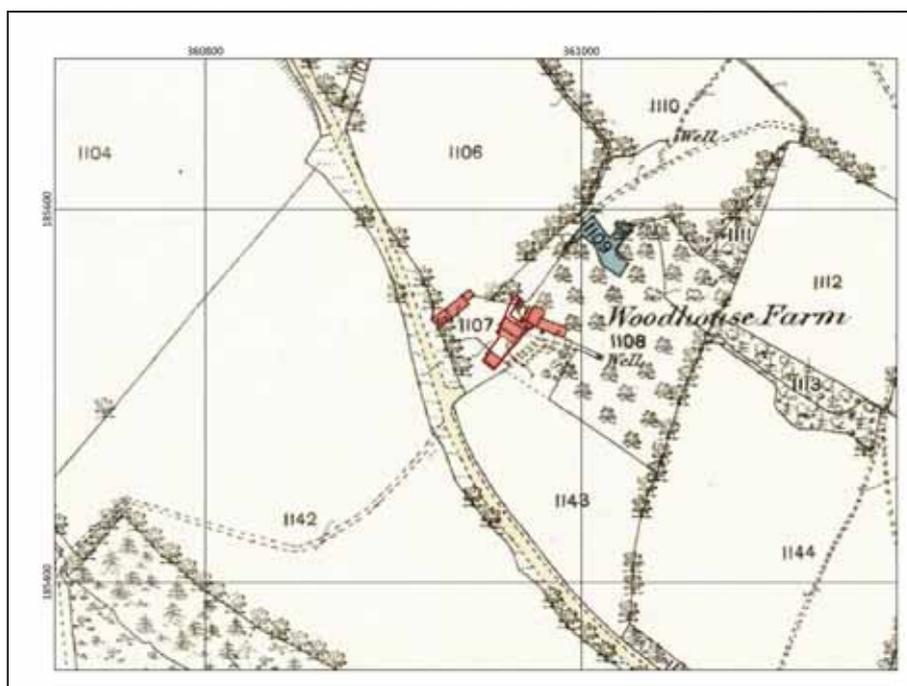


Image 8: 1880 Ordnance Survey County Series 1:2,500

3.18. The 1880 1:2,500 Ordnance Survey map represents a more detailed version of the 1879 first edition (not reproduced). It illustrates buildings at three locations similar to those under assessment in this document. It is considered very likely that Buildings 2 and 3 represent the original builds of those at the Site today. Building 1 appears significantly smaller than today and this unit may form the central core that extant today.

1900 Ordnance Survey County Series 1:2,500

3.19. By 1900 no significant change or development is shown within the Site boundary.

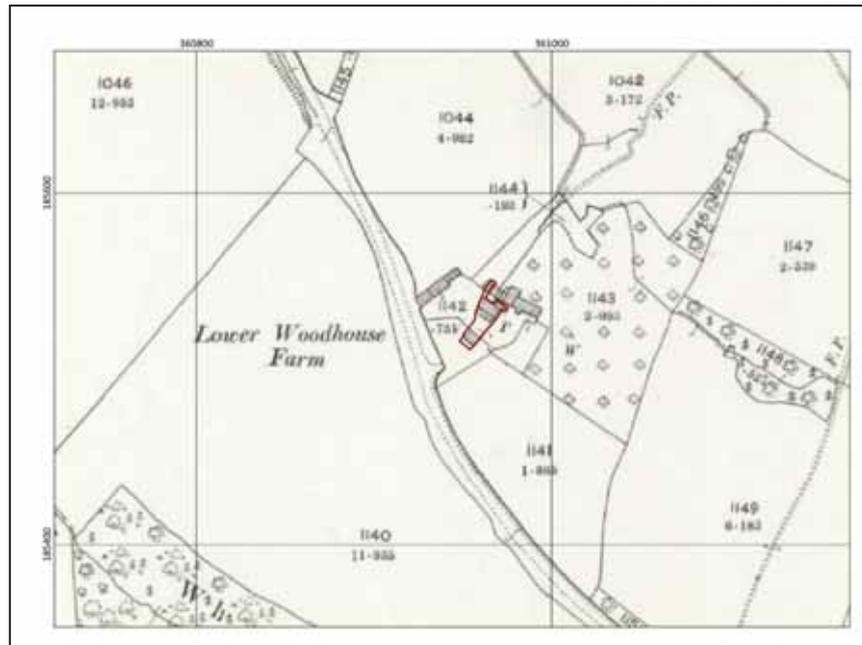


Image 9: 1900 Ordnance Survey County Series 1:2,500

1916 Ordnance Survey County Series 1:2,500

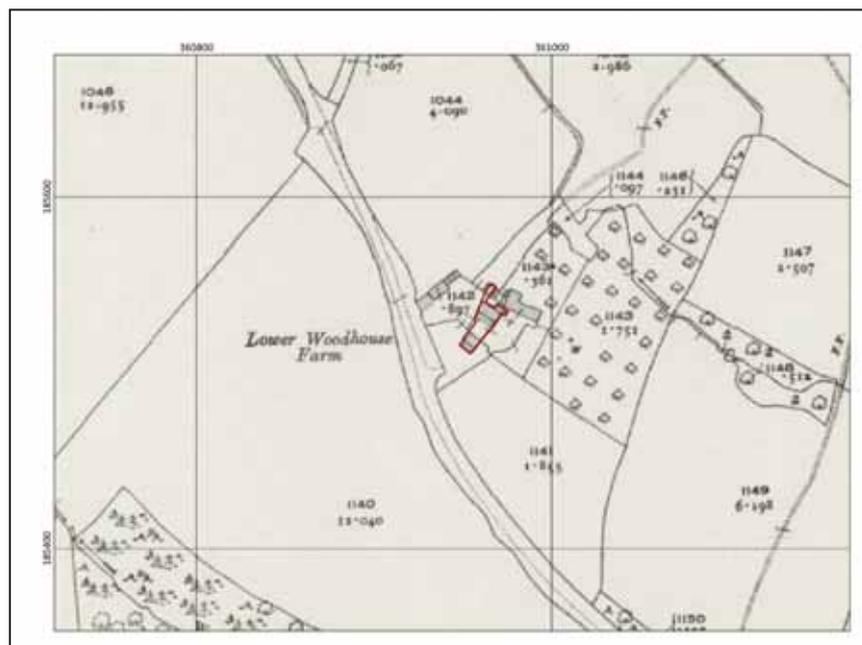


Image 10: 1916 Ordnance Survey County Series 1:2,500

- 3.20. By 1916 Building 1 has been extended to the south, potentially with the current lean-to structure or a precursor to it.

1939 Ordnance Survey County Series 1:2,500

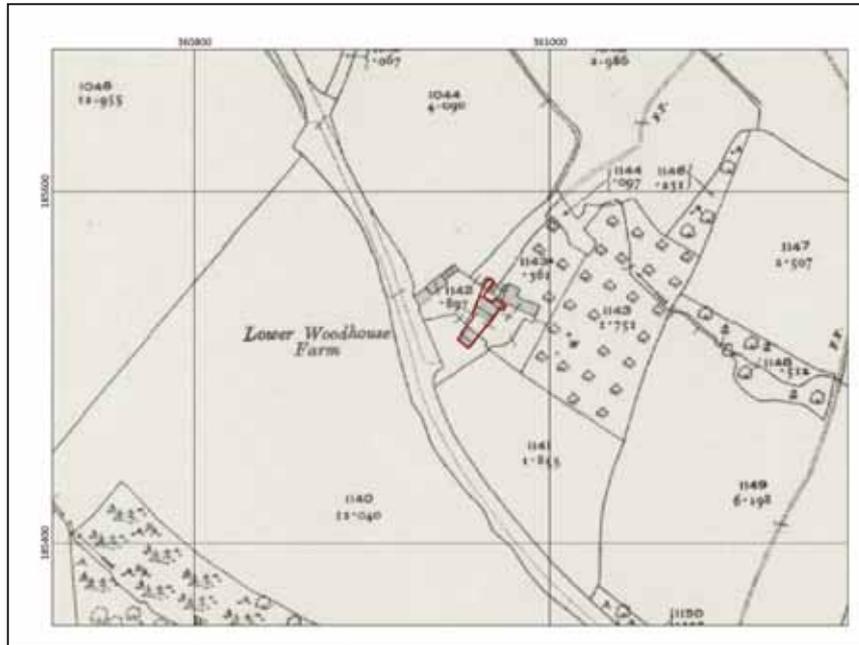


Image 11: 1939 Ordnance Survey County Series 1:2,500

- 3.21. The 1939 map indicates no further change at the Site.

1970-71 Ordnance Survey Plan 1:2,500

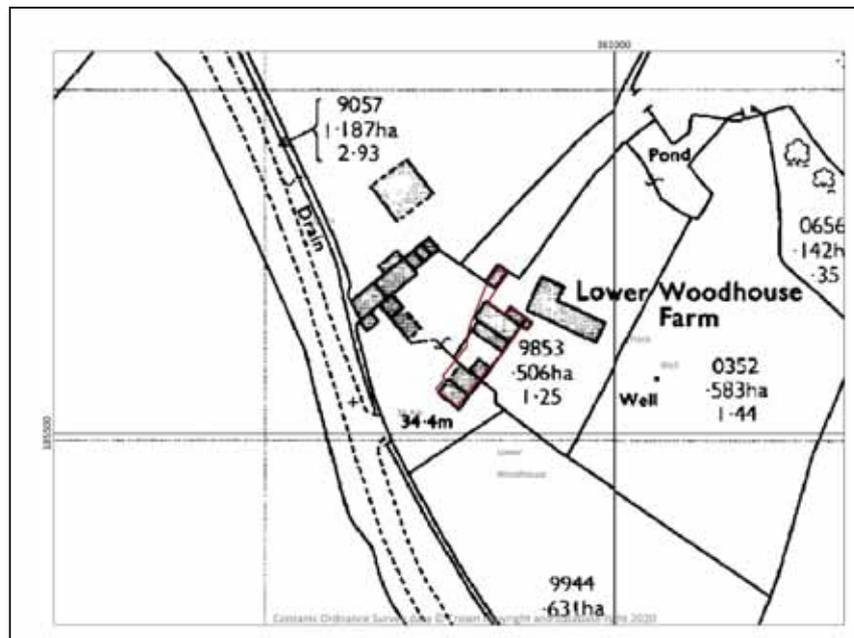


Image 12: 1970-71 Ordnance Survey Plan 1:2,500

- 3.22. The 1970-71 edition shows a small northern extension to Building 1.

Satellite Imagery

- 3.23. The Google Earth satellite image sequence covers the period 1999-2023. The 1999 image shows Building 1 with the smaller northern extension seen in the early 1970s map. By 2005 most of the roof to Building 1 has been removed, presumably as part of a repair process. The 2013 image is the first to show the larger northern extension to Building 1 extant today whilst the 2014 image shows the building to the northwest under renovation as part of its conversion to a residential dwelling – this process is complete in the 2017 image. No further change of any significance is noted through the remainder of the satellite images.

4. ASSESSMENT OF SIGNIFICANCE

Scoping

- 4.1. Initial studies and the site visit identified that the three buildings proposed for conversion did not meet the criteria to be considered curtilage listed in relation to the Grade II Listed Lower Woodhouse Farmhouse.
- 4.2. All three buildings have been subject to renovation and, in the case of Building 1, significant alteration since the later 19th century. The buildings are assessed individually below and are all considered to be non-designated heritage assets (NDHAs) due to their 19th century origins.
- 4.3. Detailed assessments of significance below follow guidelines issued by Historic England in respect of designated heritage assets for completeness.

Building 1 (NDHA)

The building and its setting

- 4.4. Building 1 (Image 13) represents a 19th century core of rubble stone with a southern extension (Image 14) first illustrated in a map of 1916. This extension is largely rendered with its upper unrendered course of modern blockwork.



Image 13: Building 1, front southwest facing elevation

- 4.5. A later northern extension dates to the 20th century, replacing a smaller extension built in the second half of the 20th century, pre-1970. This extension is of concrete block construction with a boarded frontage (Image 14).



Image 14: Building 1 looking north



Image 15: Building 1 looking southeast

- 4.6. The building lies within the working farmyard of Lower Woodhouse Farm, close to the access from Fernhill.

Contributors to the significance of the NDHA

- 4.7. Archaeological value: The building features fabrics dating potentially to the second half of the 19th century. This material forms the core of the building with extensions to either side of later date. The archaeological and evidential value of the Listed Building is considered to contribute to its overall significance at a minor level.

- 4.8. Historical value: Illustrative historical value will contribute to the overall significance of the historic building which represents an extended example of a later 19th century outbuilding. Much of its historic form is however lost to later alteration and it is considered that the building's historical value will contribute to its overall significance at a minor level.
- 4.9. Architectural value: The building is formed of largely 20th century and later extensions around a potentially later 19th century core. The later wings mask the historic form and are of an entirely utilitarian nature. It is assessed that the contribution of the building's architectural and aesthetic value to its overall significance is at a minor level.
- 4.10. Communal value: The outbuilding offers no communal value.
- 4.11. Contribution of Setting: The setting to the outbuilding comprises the farmyard, access and buildings of Lower Woodhouse Farm. The building immediately to the west has been converted from agricultural to residential use. Overall, the farm related setting is considered a major contributor to the significance of the NDHA since it informs as to the building's former use.
- 4.12. Overall: The NDHA represents a building of local importance and minor to moderate heritage significance. The significance of the building is assessed to derive primarily from its farm setting.

Building 2 (NDHA)

The building and its setting

- 4.13. Building 2 represents a fairly substantial stone-built barn with a dilapidated wooden extension to its southwest elevation (Image 16).



Image 16: Building 2 viewed from southwest

- 4.14. The building is first illustrated in an OS map of 1879 where an extension corresponding to that shown in Image 16 is illustrated. Given the condition and materials of the existing southwest extension, it is unlikely that the extant structure is any later than the mid-20th century.

- 4.15. A smaller single storey extension to the northeastern elevation also appears in the 1879 map. The stone-built extension seen today (Image 17) is likely to be the original 19th century structure.



Image 17: Building 2 viewed from north

Contributors to the significance of the NDHA

- 4.16. Archaeological value: This outbuilding includes features and fabrics of later 19th century date, and the archaeological and evidential value of these fabrics is considered to contribute to its overall significance at a moderate level.
- 4.17. Historical value: Illustrative historical value will contribute to the overall significance of the historic building which represents a surviving example of later 19th century agricultural unit. It is considered that the building's historical value will contribute to its overall significance at a major level.
- 4.18. Architectural value: The building is built in a plain unadorned style reflecting its functional origins as a working agricultural unit, and a number of features serve to reinforce this historical context. The contribution of the building's architectural and aesthetic value to its overall significance is assessed to be at a major level.
- 4.19. Communal value: The outbuilding offers no communal value.
- 4.20. Contribution of Setting: The farmyard and wider farm context to the building's setting are considered a major contributor to its significance.
- 4.21. Overall: The outbuilding represents a heritage asset of local importance and minor to moderate heritage significance. The significance of the building is assessed to derive primarily from its historical and architectural value, along with a significant contribution from its setting.

Building 3 (NDHA)

The building and its setting



Image 18: Building 3 – southwest facing elevation

4.22. Building 3 represents the smallest of the three structures under assessment in this document and lies to the north of Buildings 1 and 2. It appears in the OS first edition map of 1879 but not the earlier tithe map issued in 1840.

4.23. This small stone-built shed includes a built-in dovecote or pigeon port in its southwest facing elevation (Image 18) along with a small window featuring a shallow relieving arch in brick.

Contributors to the significance of the NDHA

4.24. Archaeological value: The building includes features and fabrics of later 19th century date and has survived well into the present day. The archaeological and evidential value of the building's fabrics is considered to contribute to its overall significance at a minor to moderate level.

4.25. Historical value: Illustrative historical value will contribute to the overall significance of the building which represents the good survival of a 19th century outbuilding, part of a small group of broadly contemporary structures at Lower Woodhouse Farm. It is considered that the building's historical value will contribute to its overall significance at a major level.

4.26. Architectural value: The building is built in a plain practical style reflecting its pragmatic origins as an agricultural building. The contribution of the building's architectural and aesthetic value to its overall significance is assessed to be at a moderate level, enhanced somewhat through the survival of the dovecote.

4.27. Communal value: The building is in private ownership and is not considered to offer any communal value.

4.28. Contribution of Setting: The most significant element of the setting of the building is its position within the farmyard to Lower Woodhouse Farm. This setting is assessed to contribute to its overall significance at a major level.

- 4.29. Overall: The building represents a heritage asset of local importance and minor heritage significance. The significance of this building is assessed to derive primarily from its historical and architectural value, along with a significant contribution from its farm setting.

Lower Woodhouse Farmhouse (Grade II Listed Building; List Entry 1136923)

The Listed Building and its setting



Image 19: Lower Woodhouse Farmhouse – front southwest facing elevation

- 4.30. Lower Woodhouse Farmhouse comprises a two storey detached dwelling with attic whose origins lie in the 17th century. The property comprises a stone rubble construction under a Roman tile roof.
- 4.31. It lies to the northeast of the existing farmyard and associated buildings within a modest area of well-screened gardens.

Contributors to the significance of the Listed Building

- 4.32. Archaeological value: The farmhouse includes features and fabrics of 17th century and later date and is considered to have survived well into the present day with very few overtly modern additions visible to its exterior.
- 4.33. The archaeological and evidential value of the building's fabrics is considered to contribute to its overall significance at a moderate level.
- 4.34. Historical value: Illustrative historical value will contribute to the overall significance of the Listed Building which represents a fine example of a 17th-19th century rural farmhouse, in both its dimensions and plan architectural form. It is considered that the farmhouse's historical value will contribute to its overall significance at a major level.
- 4.35. Architectural value: The building is constructed in a relatively plain and unadorned style reflecting its pragmatic origins as a working farmhouse. The lack of any significant modern alteration evident in its exterior is considered positive and the contribution of the building's architectural and aesthetic value to its overall significance is assessed to be at a major level.

- 4.36. Communal value: The building is in private ownership and is not considered to offer any communal value.
- 4.37. Contribution of Setting: The setting of the Listed Building includes three main elements; its gardens, the buildings of the adjacent farmyard and the wider rural agricultural landscape. Overall this combined setting is assessed to contribute to its overall significance at a major level.
- 4.38. Overall: The building represents a heritage asset of national importance and major heritage significance. The significance of the Listed Building is assessed to derive from a combination of its historical and architectural value, alongside its setting.

5. ASSESSMENT OF IMPACT

Planning proposal

- 5.1. It is proposed to undertake restoration and conversion of Buildings 1-3. No formal plans have been completed at this stage, however the proposals in general terms are:
- Building 1: Conversion to potentially 3no. individual units for bed and breakfast or similar accommodation.
 - Building 2: Conversion for flexible commercial use, such as business meeting space to include appropriate facilities.
 - Building 3: Use for housing a district heating system

Building 1

- 5.2. Any renovation, restoration or conversion works would retain the historic core of the structure, with remodelling of extant later extensions as appropriate.
- 5.3. The conversion of this building will serve a significant beneficial purpose in its restoration. The site visit confirmed that, whilst the building appears fairly stable, it probably lacks any foundations and is effectively largely open to the elements. Its conversion and reuse for holiday accommodation will ensure its short and longer term survival.
- 5.4. The relatively recent redevelopment of the adjacent outbuilding for permanent residential occupancy demonstrates that, within the context of the wider farm environs, the retention of the fundamental fabrics of non-functional agricultural units does not harm the wider context within which the historical context of the buildings is understood.

Building 2

- 5.5. As was the case with Building 1, the refurbishment and repurposing of this building is viewed as beneficial. Elements of this building, in particular the wooden lean-to extension, are falling into disrepair and restorative works will provide much need maintenance and continuing upkeep.

Building 3

- 5.6. The stone-built shed, whilst of some historical importance in the context of the wider suite of farm buildings, is by itself a small and rather insignificant structure. The proposed housing of a district heating system in its interior will have little or no effect on the building itself, save again for the beneficial effect of its weatherproofing and continued upkeep.

Lower Woodhouse Farmhouse

- 5.7. The site visit was concerned to a degree with the visual and spatial relationship between the farmhouse and the outbuildings, in particular regarding the potential that the outbuildings might be considered to be curtilage listed. The site visit identified a clear separation between the farmhouse (and gardens) and the farmyard and farm buildings. Whilst the three units are considered to form part of the Listed Building's setting, they are not considered to be covered by any legislation relating to curtilage listing.
- 5.8. The relatively recent conversion of the large former agricultural building northwest of the three units under discussion has demonstrated that conversion of this nature can be achieved without causing harm to the setting or significance of the Listed Building.
- 5.9. The proposed programme of works affecting the three outbuildings is not considered to have the capacity to result in harm to the setting or significance of Lower Woodhouse Farmhouse. Currently the condition and use of the three buildings contributes to a sense of deterioration at the farm, with both the buildings themselves and their immediate surroundings appearing rather unkempt.
- 5.10. The proposed works would result in a suite of buildings within refurbished surroundings. This would serve to create an area of former agricultural buildings repurposed for the modern farm environment and the changing economic landscape of the farming industry where diversification is often key to survival.

6. CONCLUSION

- 6.1. The proposed restoration, refurbishment and repurposing of the three outbuildings has been considered in detail, both in the context of the individual units' heritage value, and the potential effect of the works on the setting and significance of the nearby Grade II Listed Lower Woodhouse Farmhouse.
- 6.2. No harm in respect of the significance of the three buildings, which have been treated as non-designated heritage assets for the purposes of this assessment, was found in the proposed conversions. Indeed, it was considered beneficial that the proposed works would serve to protect and maintain the buildings into the future.
- 6.3. A site visit undertaken as part of this assessment was concerned to a degree with the visual and spatial relationship between the Grade II Listed farmhouse and the three outbuildings, in particular regarding the potential that the outbuildings might be considered to be curtilage listed. The site visit identified a clear separation between the farmhouse, its gardens, and the farmyard and farm buildings. Whilst the three units are considered to form part of the Listed Building's setting, they are not considered to be covered by any legislation relating to curtilage listing.
- 6.4. The relatively recent conversion of a large former agricultural building northwest of the three units under discussion has demonstrated that conversion of this nature can be achieved without causing harm to the setting or significance of the Listed Building.
- 6.5. The proposed programme of works affecting the three outbuildings is not considered to have the capacity to result in harm to the setting or significance of Lower Woodhouse Farmhouse. Currently the condition and use of the three buildings contributes to a sense of deterioration at the farm, with both the buildings themselves and their immediate surroundings appearing rather unkempt.

- 6.6. The proposed works would result in a suite of buildings within refurbished surroundings. This would serve to create an area of former agricultural buildings repurposed for the modern farm environment and the changing economic landscape of the farming industry where diversification is often key to survival.
- 6.7. This assessment follows national and local planning policy and guidance set out in the 2021 issue of the NPPF, the South Gloucestershire Local Plan Core Strategy (adopted) December 2013, and guidance notes issued by Historic England and the CIfA.

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Appendix 1: Gazetteer of heritage assets

Designated Sites and Monuments (Historic England data:500m study area)								
Listed Buildings (500m study area)								
LB1	1136923	Lower Woodhouse Farmhouse	Farmhouse	Post-medieval	Farmhouse. C17 with later alterations and additions.	II	360967	185533
LB2	1312511	Little Brobury Farmhouse	Farmhouse	Post-medieval	Farmhouse, now house (marked on O.S. as Little Farmhouse). C16 origin with later alterations.	II	360889	186174
LB3	1321053	Lower Farmhouse	Farmhouse	Post-medieval	Farmhouse, now house. C17 with later alterations.	II	360892	186122
Conservation Areas (500m study area)								
CA1	n/a	Tockington	CA	Medieval & post-medieval	Historic core	n/a	360889	186174

Appendix 2: Planning policy and guidance

Introduction

There is national legislation and guidance relating to the protection of, and Proposed Development on or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system.

Planning policy and guidance

This assessment has been written within the following legislative, planning policy and guidance context:

- National Heritage Act 1983 (amended 2002);
- Town and Country Planning Act (1990);
- Planning (Listed Buildings and Conservation Areas) Act (1990);
- National Planning Policy Framework (2021);
- Planning Practice Guidance, Historic Environment (last updated July 2019);
- Historic Environment Good Practice Advice in Planning: Note 2 - Managing Significance in Decision-taking in the Historic Environment (Historic England 2015)
- Historic Environment Good Practice Advice in Planning: Note 3 - The Setting of Heritage Assets (Historic England 2015);
- Conservation Principles: policies and guidance for the sustainable management of the historic environment (English Heritage 2008).

Planning (Listed Buildings and Conservation Areas) Act (1990)

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Listed Buildings Act) imposes a general duty in respect of Listed Buildings in the exercise of planning functions.

Subsection (1): “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”.

National Planning Policy Framework (NPPF)

Chapter 16: Conserving and enhancing the historic environment

189. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value⁶⁶. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations⁶⁷.

190. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and

d) opportunities to draw on the contribution made by the historic environment to the character of a place.

191. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

192. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

- a) assess the significance of heritage assets and the contribution they make to their environment; and
- b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

193. Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.

Proposals affecting heritage assets

194. In determining applications, local planning authorities should require an applicant 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 proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

196. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

197. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

198. In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.

Considering potential impacts

199. 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.

200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional⁶⁸.

201. 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.

202. 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.

203. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

204. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

205. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible⁶⁹. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

206. 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.

207. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the

significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

208. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies, but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies

Planning Policy Guidance (PPG)

Setting

On 'setting', the PPG sets out (para. 013 Reference ID: 18a-013-20190723) that "All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset's curtilage may not have the same extent".

It continues "The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell 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 of way or an ability to otherwise access or experience that setting. The contribution may vary over time".

Harm

The PPG sets out further information on the degrees of harm which might result from development affecting a heritage asset (para. 018 Reference ID: 18a-018-20190723). It states "Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 194-196) apply. Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated".

It continues "Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, 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. While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings' significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting".

A further section addresses the concept of harm in a Conservation Area situation (para. 019 Reference ID: 18a-019-20190723). It states that “Paragraph 201 of the National Planning Policy Framework is the starting point. An unlisted building that makes a positive contribution to a conservation area is individually of lesser importance than a listed building. If the building is important or integral to the character or appearance of the conservation area then its proposed demolition is more likely to amount to substantial harm to the conservation area, engaging the tests in paragraph 195 of the National Planning Policy Framework. Loss of a building within a conservation area may alternatively amount to less than substantial harm under paragraph 196. However, the justification for a building’s proposed demolition will still need to be proportionate to its relative significance and its contribution to the significance of the conservation area as a whole. The same principles apply in respect of other elements which make a positive contribution to the significance of the conservation area, such as open spaces”.

Public benefit

An important aspect of the assessment of harm is the identification of public benefit to a proposal which would offset the harm identified. The PPG states (Para 020 Reference ID: 18a-020-20190723) “Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit”.

Examples of heritage benefits may include:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting;
- reducing or removing risks to a heritage asset; or
- securing the optimum viable use of a heritage asset in support of its long-term conservation.
- Local planning policy: South Gloucestershire Local Plan Core Strategy (Adopted December 2013)

Local planning policy: South Gloucestershire Local Plan Core Strategy (adopted) December 2013

Policy CS9: Managing the Environment and Heritage

The natural and historic environment is a finite and irreplaceable resource. In order to protect and manage South Gloucestershire’s environment and its resources in a sustainable way, new development will be expected to:

1. ensure that heritage assets are conserved, respected and enhanced in a manner appropriate to their significance;
2. conserve and enhance the natural environment, avoiding or minimising impacts on biodiversity and geodiversity;
3. conserve and enhance the character, quality, distinctiveness and amenity of the landscape;
4. be located away from areas of flood risk;
5. reduce and manage the impact of flood risk through location, layout, design, choice of materials and the use of Sustainable Drainage Systems (SuDS);
6. protect the quality and quantity of the water environment and its margins;
7. avoid the undeveloped coastal area;
8. utilise natural resources, including minerals, soils and water, in an efficient and sustainable way;

9. maximise opportunities for local food cultivation by (a) avoiding the best and most versatile agricultural land and; (b) safeguarding allotment sites;
10. promote the re-use of contaminated land with appropriate remediation;
11. protect land, air and aqueous environments, buildings and people from pollution; and
12. avoid unstable land unless appropriate mitigation or remediation measures can be taken.

Guidance

This assessment has been carried out with reference to guidance documents produced by Historic England since 2008, and, where appropriate, in accordance with the Chartered Institute for Archaeologists' Standards and Guidance for Historic Environment Desk-Based Assessment (CIfA 2014), as set out below.

Historic Environment Good Practice Advice in Planning: Note 2 - Managing Significance in Decision-taking in the Historic Environment

The GPA note advises a 6-stage approach to the identification of the significance of a heritage asset and the potential effects on its significance resulting from any development.

The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest. A variety of terms are used in designation criteria (for example outstanding universal value for world heritage sites, national importance for Scheduled Monuments and special interest for Listed Buildings and Conservation Areas), but all of these refer to a heritage asset's significance.

The list of Steps is set out below, however the GPA does add "...it is good practice to check individual stages of this list, but they may not be appropriate in all cases and the level of detail applied should be proportionate. For example, where significance and/or impact are relatively low, as will be the case in many applications, only a few paragraphs of information might be needed, but if significance and impact are high then much more information may be necessary".

The recommended Steps are as follows:

1. Understand the significance of the affected assets;
2. Understand the impact of the proposal on that significance;
3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
4. Look for opportunities to better reveal or enhance significance;
5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
6. Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

Regarding the application process, the GPA offers the following advice: "Understanding the nature of the significance is important to understanding the need for and best means of conservation. For example, a modern building of high architectural interest will have quite different sensitivities from an archaeological site where the interest arises from the possibility of gaining new understanding of the past.

Understanding the extent of that significance is also important because this can, among other things, lead to a better understanding of how adaptable the asset may be and therefore improve viability and the prospects for long term conservation.

Understanding the level of significance is important as it provides the essential guide to how the policies should be applied. This is intrinsic to decision-taking where there is unavoidable conflict with other planning objectives”.

Regarding the assessment of the significance of a heritage asset, the GPA also states that the “...reason why society places a value on heritage assets beyond their mere utility has been explored at a more philosophical level by English Heritage in Conservation Principles (2008). Conservation Principles identifies four types of heritage value that an asset may hold: aesthetic, communal, historic and evidential value. This is simply another way of analysing its significance. Heritage values can help in deciding the most efficient and effective way of managing the heritage asset to sustain its overall value to society”.

For the purposes of this assessment and in line with Conservation Principles, the assessment of significance will include an assessment of a heritage asset’s communal value.

Historic Environment Good Practice Advice in Planning: Note 3 - The Setting of Heritage Assets

GPA note 3. expands on the six stages outlined in GPA Note 2, as set out above.

Step 1: identifying the heritage assets affected and their settings

The starting point of any assessment is the identification of those heritage assets likely to be affected by the proposed development. For this purpose, if the proposed development is seen to be capable of affecting the contribution of a heritage asset’s setting to its significance or the appreciation of its significance, it can be considered as falling within the asset’s setting.

Step 2: Assessing whether, how and to what degree these settings contribute to the significance of the heritage asset(s)

This Step provides a checklist of the potential attributes of a setting that it may be appropriate to consider defining its contribution to the asset’s heritage values and significance. Only a limited selection of the possible attributes listed below is likely to be important in terms of any single asset.

The asset’s physical surroundings

- Topography;
- Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains);
- Definition, scale and ‘grain’ of surrounding streetscape, landscape and spaces;
- Formal design;
- Historic materials and surfaces;
- Land use;
- Green space, trees and vegetation;
- Openness, enclosure and boundaries;
- Functional relationships and communications;
- History and degree of change over time;
- Integrity; and
- Issues such as soil chemistry and hydrology.

Experience of the asset

- Surrounding landscape or townscape character;
 - Views from, towards, through, across and including the asset;
 - Visual dominance, prominence or role as focal point;
-

- Intentional intervisibility with other historic and natural features;
- Noise, vibration and other pollutants or nuisances;
- Tranquillity, remoteness, 'wildness';
- Sense of enclosure, seclusion, intimacy or privacy;
- Dynamism and activity;
- Accessibility, permeability and patterns of movement;
- Degree of interpretation or promotion to the public;
- The rarity of comparable survivals of setting;
- The asset's associative attributes;
- Associative relationships between heritage assets;
- Cultural associations;
- Celebrated artistic representations; and
- Traditions.

Step 3: Assessing the effect of the proposed development on the significance of the asset(s)

The third stage of the analysis is to identify the range of effects that any Proposed Development may have on setting(s), and to evaluate the resultant degree of harm or benefit to the significance of the heritage asset(s).

The following checklist sets out the potential attributes of any proposed development which may affect setting, and thus its implications for the significance of the heritage asset. Only a limited selection of these is likely to be particularly important in terms of development.

Location and siting of development

- Proximity to asset;
- Extent;
- Position in relation to landform;
- Degree to which location will physically or visually isolate asset; and
- Position in relation to key views.

The form and appearance of the development

- Prominence, dominance, or conspicuousness;
- Competition with or distraction from the asset;
- Dimensions, scale and massing;
- Proportions;
- Visual permeability (extent to which it can be seen through);
- Materials (texture, colour, reflectiveness, etc);
- Architectural style or design;
- Introduction of movement or activity; and
- Diurnal or seasonal change.

Other effects of the development

- Change to built surroundings and spaces;
 - Change to skyline;
 - Noise, odour, vibration, dust, etc.;
 - Lighting effects and 'light spill';
 - Change to general character (e.g. suburbanising or industrialising);
 - Changes to public access, use or amenity;
 - Changes to land use, land cover, tree cover;
-

- Changes to archaeological context, soil chemistry, or hydrology; and
- Changes to communications/accessibility/permeability.

Permanence of the development

- Anticipated lifetime/temporariness;
- Recurrence; and
- Reversibility.

Longer term or consequential effects of the development

- Changes to ownership arrangements;
- Economic and social viability; and
- Communal use and social viability.

Step 4: Maximising enhancement and minimising harm

Enhancement may be achieved by actions including:

- removing or re-modelling an intrusive building or feature;
- replacement of a detrimental feature by a new and more harmonious one;
- restoring or revealing a lost historic feature or view;
- introducing a wholly new feature that adds to the public appreciation of the asset;
- introducing new views (including glimpses or better framed views) that add to the public experience of the asset; or
- improving public access to, or interpretation of, the asset including its setting

Options for reducing the harm arising from development may include the relocation of a development or its elements, changes to its design, the creation of effective long-term visual or acoustic screening, or management measures secured by planning conditions or legal agreements.

Step 5: Making and documenting the decision and monitoring outcomes

Step 5 identifies the desirability of making and documenting the decision-making process and monitoring outcomes.

For the purposes of this assessment Stages 1 to 3 have been followed, with Stage 4 forming, if/where appropriate, part of the recommendations.

Chartered Institute for Archaeologists: Standard and guidance for historic environment desk-based assessment (published December 2014; updated January 2017; updated October 2020)

This heritage statement has also been completed in line with guidance issued by the Chartered Institute for Archaeologists (CIfA). Armour Heritage is enrolled with the CIfA as a corporate entity and is recognised as a CIfA Registered Organisation.

This document has been completed in line with the CIfA Standard, as set out in the aforementioned document, which states: "Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of CIfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact".

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