

8 BROOK STREET, BAMPTON, DEVON

(NGR SS 95805 22267)

## Heritage Impact Assessment

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Prepared by:  
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On behalf of:  
XL Planning Ltd

Document No: ACD2887/1/1

Date: May 2023



archaeology

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The views and recommendations expressed in this report are those of AC archaeology and are presented in good faith on the basis of professional judgement and on information currently available.

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## Summary

*A heritage impact assessment was prepared by AC archaeology between March and May 2023 to support a Listed Building Consent application for new roofing material on an existing conservatory, removal of an internal wall, and replacement windows at 8 Brook Street, Bampton, Devon (SS 95805 22267). The document has been commissioned by XL Planning Ltd on behalf of the private owners.*

*8 Brook Street was constructed in the late-18th century. The house was updated in the early-19th century, and again in the later-19th century, with many fittings dating to this period including the windows in the main façade, internal doors, and flooring. In the late-20th century, the house was updated again.*

*The significance of the house is principally drawn from its architectural value, with lesser contributions from its aesthetic and historical values, as well its aspects of its setting. The house is considered to be a designated heritage asset of **medium significance**.*

*The proposals offer changes to the building that are (or are likely to be) both beneficial and harmful. The replacement roof of the conservatory would be more sympathetic to the character of the house than the existing finish, and therefore beneficial. The removal of the wall between the kitchen and the southeast reception room would be harmful due to the change to the historic plan form, although there is potential for the final design to be reduced in scale minimising this impact. Replacement of the windows would have a benefit of increasing the thermal efficiency of the house and the use of like for like timber sash windows will maintain the character of the building; however, the loss of the historic units will be harmful. Overall, the proposals would result in a **minor negative change** to the significance of the house.*

*Bampton Conservation Area is considered to be an asset of **high significance** and there are several Listed buildings within the setting of 8 Brook Street that are designated heritage assets of **medium significance**. To avoid any impact to the character of the Conservation Area and settings of these Listed Buildings like for like timber sash windows are proposed, and therefore the proposals will result in **no change** to the special interest and significance of these designated heritage assets.*

### 1. INTRODUCTION (Fig. 1)

1.1 This heritage impact assessment has been prepared by AC archaeology between March and May 2023 to support a Listed Building Consent application for internal and external works to 8 Brook Street, Bampton, Devon (SS 95805 22267; Fig. 1). The proposals are for a new roofing material on an existing rear conservatory, removal of an internal wall and replacement windows with double-glazed units. The document has been commissioned by XL Planning Ltd on behalf of the private owners.

1.2 Bampton is situated 9.2km to the north of Tiverton, and the house is located on the southwest side of Brook Street (B3227) which is within the core of the historic town. It lies at a height of approximately 104m above Ordnance Datum. The underlying geology comprises Carboniferous limestone of the Bampton Limestone Formation with overlying Quaternary alluvium of clay, silt and sand (British Geological Survey online viewer 2023).

## Designations

- 1.3 8 Brook Street is Grade II Listed along with the attached 6 Brook Street to the northwest (National Heritage List for England (NHLE) entry 1106940). The following description was prepared in 1987:

*2 adjoining houses, probably 1 build. Circa late C18. Local stone rubble, probably originally stuccoed with slate roof, gabled at ends; axial stack at junction between houses, end stacks, all with several chimneypots. Plan: No. 8, to the left is 2 rooms wide with a central entrance; No. 6, to the right is smaller and entered to the right on the front. Exterior: 2 storeys. 3 + 2 bay front with regular fenestration. No. 8 has a C19 recessed central 4-panel front door with panelled reveals, pilasters and a cornice; C19 12-pane sashes. No. 6 has a C19 4 panel front door to the right with a prettily glazed rectangular fanlight, pilasters and a cornice; C19 12-pane sash windows.*

- 1.4 The house is located within the Bampton Conservation Area. There are several Listed buildings within its setting, including: 10 Brook Street attached to its south side; 11 Brook Street located on the opposite side of the highway; and 14-16 Brook Street to the southeast.

## 2. LEGISLATION AND POLICY

- 2.1 Legislation, government policy and local plan policies relating to the protection, maintenance and enhancement of heritage assets relevant to the proposals are summarised below.

### Statutory

- 2.2 Listed Buildings and Conservation Areas are protected under the *Planning (Listed Buildings and Conservation Areas) Act 1990*. Section 66 of the Act requires that 'In considering whether to grant planning permission (or permission in principle) 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'. Section 72 of the Act requires that 'in the exercise, with respect to any buildings or other land in a conservation area...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'.

### The National Planning Policy Framework

- 2.3 General policy and guidance for the conservation of the historic environment are contained in Chapter 16 (Paragraphs 189-208 and associated footnotes) of the *National Planning Policy Framework* (NPPF; Ministry of Housing, Communities and Local Government 2021). This document provides the definition of a heritage asset as 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)' (*ibid*, 67). Designated heritage assets are defined as 'a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation' (*ibid*, 66).

- 2.4 The following policies are relevant to this scheme:

### Paragraph 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 Value. 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 generations.*

**Footnote 67 to paragraph 189**

*The policies set out in this chapter relate, as applicable, to the heritage-related consent regimes for which local planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as to plan-making and decision-making.*

**Paragraph 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.*

**Paragraph 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.*

**Paragraph 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.*

**Paragraph 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.*

**Paragraph 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 exceptional.*

**Paragraph 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.*

**Paragraph 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.*

**Paragraph 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.*

**Local authority plan**

**2.5** The *Mid Devon Local Plan 2013-2033* was formally adopted in July 2020. The adopted plan includes the following policies relating to the historic environment.

**Policy S9 – Environment**

*Development will sustain the distinctive quality, character and diversity of Mid Devon’s environmental assets and minimise the impact of development on climate change through:*

- a) *High quality sustainable design which reinforces the character and distinctiveness of Mid Devon’s historic built environment, mitigates and adapts to climate change and creates attractive places;*
- b) *The efficient use and conservation of natural resources of land, water and energy, minimising pollution and preserving the quality and productivity of the best and most versatile agricultural land wherever possible;*
- c) *The provision of measures to reduce the risk of flooding to life and property, requiring sustainable drainage systems including provisions for future maintenance, guiding development to locations of lowest flood risk by applying a sequential test where appropriate, and avoiding an increase in flood risk elsewhere;*
- d) *Renewable energy development in locations where there is an acceptable local impact, including visual, on nearby residents, landscape character and wildlife, balanced with the wider sustainability benefits of renewable energy;*
- e) *The preservation and enhancement of the distinctive qualities of Mid Devon’s natural landscape, supporting opportunities identified within landscape character areas. Within the Blackdown Hills Area of Outstanding Natural Beauty, and within the setting of the Blackdown Hills Area of Outstanding Natural Beauty, and Exmoor and Dartmoor National Parks, the primary objective will be to protect the special qualities of that landscape and its setting;*
- f) *The protection and enhancement of designated sites of international, national and local biodiversity and geodiversity importance. On both designated and undesignated sites, development will support opportunities for protecting and enhancing species populations and linking habitats. If significant harm resulting from development cannot be avoided impacts should be adequately mitigated. Compensation measures will only be considered where appropriate as a last resort; and*
- g) *The preservation and enhancement of Mid Devon’s cultural and historic environment, and the protection of sites, buildings, areas and features of recognised national and local importance such as listed buildings, conservation areas, scheduled monuments and local heritage assets.*

**Policy DM25 – Development affecting heritage assets**

*Heritage assets and their settings are an irreplaceable resource. Accordingly the Council will:*

- a) Apply a presumption in favour of preserving or enhancing all designated heritage assets and their settings;
- b) Require development proposals likely to affect the significance of heritage assets, including new buildings, alterations, extensions, changes of use and demolitions, to consider their significance, character, setting (including views to or from), appearance, design, layout and local distinctiveness, and the opportunities to enhance them;
- c) Only approve proposals that would lead to substantial harm or total loss of significance of a designated heritage asset where it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss or the requirements of the National Planning Policy Framework are met;
- d) 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 securing its optimum viable use; and
- e) Require developers to make a proportionate but systematic assessment of any impact on the setting and thereby the significance of heritage asset(s).

### 3. AIMS

- 3.1 The aims of this document are twofold; Firstly, it is to provide information on the historic development and significance of the house through an appraisal of its history and fabric; and secondly, it is to assess the nature and degree of any impact that may be caused by the proposals on the significance of the house, on the Bampton Conservation Area and other nearby Listed Buildings.

### 4. METHODOLOGY

- 4.1 A desk-based appraisal was undertaken. This comprised an assessment of relevant historic maps and other data held online.
- 4.2 The preparation of the document has been guided by the methodologies set out in the Chartered Institute for Archaeologists' *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (revised 2020) and Historic England's *Understanding Historic Buildings: A guide to good recording practice* (revised 2016).
- 4.3 A site visit was carried out on 29th March 2023 and included:
  - A written description of the house, noting the plan form and presence and date of historic *in situ* or reused architectural fixtures and fittings; and
  - A basic photographic record including the overall character of the house and any significant fixtures and fittings, as necessary to illustrate the document.

#### **Assessment of significance**

- 4.4 Advice on the criteria to be used in assessing the significance of heritage assets, as well as an outline methodology, is included in Historic England's *Managing Significance in Decision-Taking in the Historic Environment, Historic Environment Good Practice Advice in Planning: 2* (2015), as well as the earlier English Heritage guidance *Conservation Principles – Policies and guidance for the sustainable management of the historic environment* (English Heritage 2008). This guidance states that heritage assets are considered to have significance based on their evidential, historical, aesthetic or communal value. The *NPPF* also includes the criteria of architectural and artistic value, and states that setting can also contribute to an asset's significance. Additional guidance is contained within Historic England's *Statements of Significance: Analysing Significance in Heritage Assets* (2019).



**4.5** In addition to the above documents Historic England’s *The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning: 3* (Historic England 2017) and the *NPPF Planning Practice Guidance* (Ministry of Housing, Communities & Local Government 2019) have been used to assess the contribution of setting to significance.

**4.6** Together *Conservation Principles and Managing Significance in Decision-Taking in the Historic Environment, Historic Environment Good Practice Advice in Planning: 2* identify the need (a) to understand the importance of heritage values; (b) to understand the level of significance of an asset and the contribution that its setting makes to its significance; and (c) for an assessment of the impact on significance; the latter two are requirements of the *NPPF*. However, neither document provides a methodology for the ranking of relative significance of heritage assets. This heritage statement therefore expresses the results of the assessment of significance of an asset using a scale of significance derived from Volume 11, Section 3, Part 2 of the *Design Manual for Roads and Bridges* (The Highways Agency 2007) and from guidance provided by the International Council on Monuments and Sites (ICOMOS 2011). An understanding of the relative significance of heritage assets is important because of the issue of proportionality expressed in the *NPPF*. The ranking is presented in Table 1 below.

<b>SIGNIFICANCE (VALUE)</b>	<b>FACTORS RANKING THE SIGNIFICANCE (VALUE) OF HERITAGE ASSETS</b>
Very High	World Heritage Sites (including nominated sites) Assets of acknowledged international importance Assets that can contribute significantly to acknowledged international research objectives Assets with exceptional heritage values
High	Scheduled Monuments (including proposed sites) Grade I and II* Listed Buildings Grade I and II* Registered Parks and Gardens Undesignated heritage assets of schedulable or exceptional quality and importance Conservation Areas containing very important buildings Assets that can contribute significantly to acknowledged national research objectives Assets with high heritage values Hedgerows of national interest that have historical or archaeological importance as defined within Part II, Schedule I of the Hedgerows Regulations of 1997
Medium	Designated or undesignated assets that have exceptional qualities or contribute to regional research objectives Grade II Listed Buildings Conservation Areas containing important buildings Grade II Registered Parks and Gardens Assets with moderate heritage values Hedgerows of regional interest that have historical or archaeological importance as defined within Part II, Schedule I of the Hedgerows Regulations of 1997
Low	Designated and undesignated heritage assets of local importance Assets compromised by poor preservation and/or poor survival of contextual associations Assets of limited value, but with potential to contribute to local research objectives Assets with low heritage values Hedgerows of local interest that have historical or archaeological importance as defined within Part II, Schedule I of the Hedgerows Regulations of 1997
Negligible	Assets with very little or no surviving archaeological, architectural or historical interest Assets with minimal heritage values
Unknown	The importance of the asset has not been ascertained

Table 1: Ranking of significance

### Assessment of effects on significance

- 4.7 In the absence of a standard terminology for the scale of effects on heritage assets the magnitude of change is expressed using a five-point scale of impacts, whether negative or beneficial, based on the *Design Manual for Roads and Bridges* and guidance from ICOMOS (Table 2).

DEGREE OF CHANGE	FACTORS AFFECTING CHANGE
Major	Change in evidential, architectural, historical, artistic, aesthetic or communal value, or setting, of the heritage asset such that the significance of the resource is totally altered
Moderate	Change in evidential, architectural, historical, artistic, aesthetic or communal value, or setting, of the heritage asset such that the significance of the resource is substantially modified
Minor	Change in evidential, architectural, historical, artistic, aesthetic or communal value, or setting, of the heritage asset such that the significance of the resource is slightly altered
Negligible	Change in evidential, architectural, historical, artistic, aesthetic or communal value, or setting, of the heritage asset such that the change in significance of the resource is barely perceptible
No Change	Change in evidential, architectural, historical, artistic, aesthetic or communal value, or setting, of the heritage asset such that the significance of the resource is not altered.

Table 2: Assessment of effects on significance

## 5. HISTORICAL BACKGROUND (Figs 2-4)

- 5.1 The Bampton tithe map of 1842 is the earliest identified detailed map to depict 8 Brook Street. The Ordnance Survey 3-inch to 1-mile map of 1802 shows Brook Street at built up between Castle Street to the north and Mary Lane to the south. Individual properties, such as 8 Brook Street, are not marked but the general character here is for houses situated along the street frontage with ranges extending to the rear.
- 5.2 The Bampton tithe map of 1842 depicts 6 and 8 Brook Street as a pair; both have two projecting rear ranges (Fig. 2). The pair of houses are in plot 145, which the accompanying apportionment of 1843 states was owned by John Trowey Perriam and occupied by Elizabeth Trowey; they are described as 'Two cottages and gardens'.
- 5.3 The First Edition 25-inch Ordnance Survey map of 1889 shows the house in more detail than the earlier tithe map (Fig. 3). By this date there is only a single, northern rear projecting range with a small, enclosed yard to its south. The Second Edition 25-inch Ordnance Survey map of 1904 records no change to the house (not reproduced).
- 5.4 Aerial photography undertaken by the Royal Air Force in the 1940s appears to show no change to the house since the earlier maps (not reproduced). However, in aerial photographs from the late-20th and early-21st century modern extensions are visible to the rear of the house.
- 5.5 A search of planning applications since 1947 found none related to 8 Brook Street. However, there was an application for 6 Brook Street that is relevant to the proposals. This was for the replacement of a number of UPVC units with double glazed timber windows in the rear and gable elevations (planning reference: 20/00942/LBC), and was approved in 2020.

## 6. 8 BROOK STREET (Plates 1-12)

- 6.1 As the proposals are limited in their scope the site visit and this assessment has focussed solely on the areas where works are proposed.
- 6.2 The ground floor of the house consists of an entrance lobby, hall and two reception rooms to the front, with a rear kitchen and lobby with a staircase (Plates 1-5). Beyond this are two projecting rear extensions with a central conservatory between them (Plate 6).
- 6.3 It is proposed to remove the wall between the southeast reception room and kitchen. Both rooms have 19th-century four-panel doors with moulded architraves (Plates 7-8). The reception room has tall, plain skirting boards and a 20th-century cornice adorned with a repeating flower motif (Plate 9). The window opening has panelled reveals and faux shutters (Plate 10). The shutters have a different moulding profile to the reveals and the window fittings in the northwest reception room (see Plate 3) which indicates that they are 20th century replacements. They do not open. In the southeast wall is a central fireplace (see Plate 4), fitted with a late 20th-century surround and electric fire. To either side are fitted cupboards and shelving with moulded architrave; the former have four-panel doors. The kitchen retains a few short lengths of tall, plain skirting board and has modern kitchen fittings (see Plate 5). In the southeast wall is a central fireplace. This has a tall timber surround with mantelpiece supported on simple brackets. The oven has been placed within the fireplace and the surround has been cut to accommodate an extractor fan. To the right of the fireplace is a cupboard with a two-panel door and simple architrave. To the left is a recess that may have formerly contained a cupboard.
- 6.4 It is proposed to replace the roofing material on the central rear conservatory. The conservatory is constructed between two rubble stone extensions with a low wall to the southwest with upper timber-framed glazing and a doorway containing a timber door with upper glazed panels. This was constructed in the late-20th century (see Plate 6). The roof of the conservatory is formed of plastic sheets with standing seams between them (Plate 6 and Plate 11).
- 6.5 It is proposed to replace the windows. There are five (two ground-floor and three first-floor) windows in the main façade. These are all early 19th-century six-over-six pane vertical, hornless sash windows with thin glazing bars. They all have internal secondary glazing. The condition of the windows varies, with some clearly displaying damage to areas of the timbers due to water ingress (Plate 12). In the rear elevation there is a late 20th-century casement window in the kitchen (see Plate 11). On the first floor are two late 19th-century two-over-two pane vertical, horned sash windows with thin glazing bars. There is also a central fixed casement window with gothic pointed head with two lights split into four panes, which lights the stairwell. The windows in the rear elevation have no secondary glazing.

### ***Development of the property***

- 6.6 The listing description states the house was constructed in the late-18th century as a single house, but as a pair with 6 Brook Street. Examination of the front elevation of the two houses shows that they are constructed using slightly different coloured stone with a clear break between them (see Plate 1). The house was updated in the early 19th century, with many fittings dating to this period including the windows in the main façade and internal doors. There are also architectural features of later 19th-century date including other windows and flooring. In the late-20th and early-21st century the house was updated again including the fireplace in the southeast reception room,

and fittings in the kitchen, including the window here. The conservatory was added at this time.

## 7. STATEMENT OF SIGNIFICANCE

### **Architectural, aesthetic and artistic values**

7.1 The significance of the house principally derives from its architectural value. The house retains its original plan form and a number of historic fixtures and fittings, such as windows, doors and the staircase. Externally, it has features typical of the early 19th-century period such as the classical door architrave and sash windows. These features also give the house aesthetic value.

7.2 The late 20th-century updates to the house have no architectural value being of a standard, plain design. Removal or replacements of fixtures and fittings, such as windows, shutters in one of the rooms and fireplaces, slightly diminishes the level of the building's architectural value.

7.3 The house has no artistic value.

### **Historical and communal values**

7.4 Historical value can be illustrative or associative. The house has illustrative value as it can be visually read as a later Regency to early Victorian residential property of a middle-class family. It has local associative value as part of a group of roadside houses representing part of the wider residential development along this important highway within the settlement.

7.5 The house has no communal value.

### **Setting**

7.6 The setting of the house can be considered to be the plot in which it stands and Brook Street, these being the areas the building was historically, and is currently, related to (and experienced from), and from where the heritage values that make it significant can be appreciated. The house has views to the front and rear. To the front these are of Brook Street, whilst to the rear they are of its gardens and the rear sides of adjacent properties.

### **Assessment of significance**

7.7 In summary, the significance of the house is principally drawn from its architectural value, with lesser contributions from its aesthetic and historical values, as well its aspects of its setting. The house is considered to be a designated heritage asset of ***medium significance***.

## 8. IMPACT ASSESSMENT: 8 BROOK STREET

8.1 It is proposed to remove the wall between the southeast reception room and kitchen. This would alter the plan form of the house, and would be harmful. Detailed designs have not yet been drawn up, but this could be mitigated by leaving nibs or substantial stubs at the ends of the wall in place to show its location. The removal of the wall would inevitably lead to the loss of a primary partition and attached skirting boards and cornice. The masonry holds little intrinsic value, and the skirting boards are of a simple plain form of limited architectural value. Although the plan form would be altered, the original layout could still be read through the retention of the doors into these rooms from the entrance hall and rear corridor, and by the presence of the two

chimney stacks and fireplaces that would illustrate the original subdivision into two spaces.

- 8.2 It is proposed to replace the roofing material on the central conservatory. The existing roofing material is unsympathetic to the character of the Listed Building and is thermally ineffective, making the room largely unusable for large parts of the year. The replacement material has yet to be confirmed but a dark zinc coloured material has been proposed. This would improve the thermal efficiency of the building and would be more sympathetic to the building's historic character and historic treatment of its rear elevation. This proposal is therefore beneficial.
- 8.3 It is proposed to replace the windows with like for like timber sashes with double glazing. The replacement units will improve the thermal efficiency of the house. Replacing the windows would inevitably lead to the loss of one element of the building's historic fittings contributing to its significance, although they are in a conditions where repairs involving replacement of historic timbers would be required anyway. However, the use of like for like timber sashes will maintain the visual appearance of the house and this will not therefore impact its aesthetic value. The proposals will be both beneficial through improving the thermal efficiency of the house, and harmful through the loss of the historic window fittings.
- 8.4 In summary, the proposals offer changes to the building that are both beneficial and harmful. The replacement roof of the conservatory would be more sympathetic to the character of the house than the existing finish, and therefore beneficial. The removal of the wall between the kitchen and the southeast reception room would be harmful due to the change to the historic plan form, although there is potential for the final design to be reduced in scale minimising this impact. Replacement of the windows would have a benefit of increasing the thermal efficiency of the house and the use of like for like timber sash windows will maintain the character of the building; however, the loss of the historic units will be harmful. Overall, the proposals would result in a **minor negative change** to the significance of the house.

## 9. IMPACT ASSESSMENT: THE BAMPTON CONSERVATION AREA (Plate 13)

### Introduction

- 9.1 The special interests of Conservation Areas are derived from the collective heritage values and cohesive historical integrity of the assets within them, and the overall preservation of the historic (and aesthetic) character of the area. The Bampton Conservation Area was designated in 1989 and has been extended twice. It is considered to be an asset of **high significance** based upon its special interest which is discussed below.

### Assessment of special interest

- 9.2 The *Bampton Conservation Area Appraisal and Management Plan* (Mid Devon District Council 2005) discusses the special architectural and historical interest of the Conservation Area. The discussion on the architectural interest highlights the number of Listed Buildings of interest, which *'include a bridge, a milestone, two telephone kiosks and two headstones, as well as houses, pubs and churches'* and discusses many in detail but provides no summary of interest. The discussion on the historical interest provides an extensive history of the development of Bampton and notes that *'the town reached the height of its prosperity from the Wool Trade in the 17th and 18th centuries'* and that *'during the 19th century the woollen trade declined, but ...leather working provided some replacement work'*.

- 9.3 The *Bampton Conservation Area Appraisal and Management Plan* describes the character of the town as a *'busy place serving as a focus for the surrounding area'*. It goes on to describe Brook Street as *'quite wide, with the Shuttern Brook running in open channels along both sides, the character is still that of a closeknit built environment, with continuous frontages emphasising the linear form of the street. There is a scatter of commercial premises in between predominantly residential properties'*. It highlights the importance of the green landscape beyond the Conservation Area as an essential element of its character, along with the castle mound which emphasises the historic origins of the town, and trees which make a positive contribution to the character of the area.
- 9.4 The *Bampton Conservation Area Appraisal and Management Plan* describes the style of Brook Street as *'typically polite Georgian architecture with a number of substantial residential properties including several converted from public houses or other former commercial premises. ... Brook Street is dominated by parked cars and delivery vehicles, which obscure views of features such as the water channels. The continuity of the frontages along Brook Street, is interrupted by narrow openings to back lanes such as Mary Lane or Silver Street, and by covered cartway openings giving glimpses into the rear court areas'* (Plate 13).
- 9.5 The *Bampton Conservation Area Appraisal and Management Plan* discusses the appearance of the Conservation Area, stating that *'From high ground around the town, particularly on the north side the roofscape is a striking reflection of the layout of the town. The long ridges with the many substantial chimney stacks and pots are an important part of the appearance of the town from within the conservation area and from the surrounding high land. ... The green areas of the ancient monument at the castle and the wide river valley of the River Batherm are both important to the appearance of the area forming the foreground or background to various parts of the town. The church tower is a prominent feature in many of the vistas in and around the town'*. Important views within, into and out of the conservation area are marked on Plan 7. 8 Brook Street does not feature within any of these marked views.

#### **Impact assessment**

- 9.6 Only the proposal to replace the windows could have a potential negative impact on the Conservation Area, specifically in relation to the character of Brook Street and the contribution the property makes to the built environment of this area. The replacement roof of the conservatory would be beneficial as it will improve the appearance of the house, all be it that the rear elevation is not one that is readily visible or contributes to the streetscape of the settlement.
- 9.7 Any impact would depend on the design of the replacement windows, specifically those in the front elevation. To avoid any impact to the character of the Conservation Area like for like timber sash windows are proposed, and therefore the proposals will result in **no change** to the special interest of the Bampton Conservation Area.

## **10. IMPACT ASSESSMENT: NEARBY LISTED BUILDINGS**

- 10.1 There are several Listed Buildings within the setting of 8 Brook Street, specifically 10 Brook Street attached to the house on the south side; 11 Brook Street on the opposite side of the highway, and 14-16 Brook Street to the southeast on the same side of the highway.
- 10.2 10 Brook Street is a Grade II Listed Building (NHLE entry 1168846), with the following description updated in 1987:

*House. Circa early C19. Rendered stone rubble ; slate roof, gabled at ends ; left end stack with stone shaft. Plan: Symmetrical with a central entrance. Exterior: 2 storeys. 3-bay front with a central panelled front door with a doorcase with pilasters and a cornice. 2 late C19 or C20 2-light first floor timber casements, 2 panes per light ; 2 C19 12-pane ground floor timber sashes. Interior: Not inspected but contemporary features may survive.*

- 10.3** 11 Brook Street is a Grade II Listed Building (NHLE entry 1325670), with the following description updated in 1987:

*House. Circa early C19. Colourwashed and stuccoed, probably stone rubble ; slate roof, gabled at ends ; end stacks. Plan: Almost symmetrical with a central entrance between 2 front rooms. Exterior: 2 storeys. Symmetrical 3-bay front with a central C20 front door with a rectangular fanlight and a good doorcase with reeded pilasters and a cornice. First floor C19 12-pane sashes ; ground floor C19 16-pane sashes. Interior: Not inspected but contemporary features likely to survive.*

- 10.4** 14-16 Brook Street is a Grade II Listed Building (NHLE entry 1325669), with the following description updated in 1987:

*2 houses, 1 build. Circa early C19. Rendered, probably stone rubble; slate roof, gabled at ends, end stacks to main range, axial stack to No. 14. Plan: Pair of houses, the left hand (No. 16) probably formerly a shop; adjacent front doors in the centre of the range. The first floor of No. 14 extends over a cart entrance at the right end. Exterior: 2 storeys. Almost symmetrical 3-bay front plus adjacent cart entrance. Paired front doors to left of centre with rectangular fanlights, the doors sharing a common doorcase with pilasters and a cornice. 3 first floor 2-light timber casements, 2 panes per light ; ground floor left a former 20-pane timber shop window with pivot-hung panes top right, ground floor right a 12-pane sash. The room over the cart entrance has a 2-light timber casement 2 panes per light. The circa early C19 cart entrance doors are an unusual survival. The rear elevation has an early C19 arched stair window with leaded panes. Interior: not inspected but contemporary features may survive.*

#### **Assessment of significance**

- 10.5** The significance of the buildings is principally derived from their architectural and historical values. The descriptions above provide details of architectural elements and their plan form that can be considered to contribute to their significance. For all buildings this includes their symmetrical or near symmetrical frontages, and for No. 14 the survival of the cart entrance doors is an important feature.
- 10.6** The buildings have aesthetic value, which relates to their architecture style typical of the period of their early 19th-century construction, for example the use of pilaster detailing on doorcases.
- 10.7** The buildings have illustrative value in that through their architectural style and plan forms they can be identified as residential and former commercial buildings related to the historic development of the Bampton, having been constructed at the end of the period of prosperity from the wool trade before it declined through the 19th century.
- 10.8** No specific communal values relating to their history have been identified.
- 10.9** Several aspects of setting contribute toward the significance of the buildings. Firstly, are their historical settings being located on Brook Street – an important route through Bampton. Another aspect of setting are the views to and from the properties and surroundings in which their significance can be appreciated. Only 14-16 Brook Street is within an important view identified in the *Bampton Conservation Area Appraisal and Management Plan*, this being the glimpsed view through its cart entrance.

**10.10** In conclusion, the houses are designated heritage assets of **medium significance**. The significance of these assets is principally derived from their architectural and historical values, with lesser contributions from their aesthetic value along with aspects of their setting.

#### **Impact assessment**

**10.11** The proposals will cause no direct physical impact to any of the Listed Buildings, and therefore there will be no harm to the architectural and historical values which are the heritage values that contribute most to their significance. Any change to the significance of the buildings would therefore be through change to elements of their setting contributing towards their significance.

**10.12** As discussed above in relation to the Bampton Conservation Area, only the proposal to replace the windows could have a potential impact on the setting of the Listed Buildings. The windows in 8 Brook Street are important to the settings of these Listed buildings, and specifically those on the same side of the highway, as they form part of the character of the buildings both as a group and in the wider streetscape, and which can be viewed as a group. As like for like timber sashes are proposed the proposals would result in **no change** to the significance of these Listed Buildings.

## **11. CONCLUSIONS**

**11.1** 8 Brook Street was constructed in the late 18th-century. The house was updated in the early-19th century, and to a lesser extent again in the later-19th century, with many fittings dating to this period including the windows in the main façade, internal doors, and flooring. In the late-20th century, the house was updated again.

**11.2** The significance of the house is principally drawn from its architectural value, with lesser contributions from its aesthetic and historical values, as well as aspects of its setting. The house is considered to be a heritage asset of **medium significance**.

**11.3** The proposals offer changes to the building that are both beneficial and harmful. The replacement roof of the conservatory would be more sympathetic to the character of the house than the existing finish, and therefore beneficial. The removal of the wall between the kitchen and the southeast reception room would be harmful due to the change to the historic plan form, although there is potential for the final design to be reduced in scale minimising this impact. Replacement of the windows would have a benefit of increasing the thermal efficiency of the house and the use of like for like timber sash windows will maintain the character of the building; however, the loss of the historic units will be harmful. Overall, the proposals would result in a **minor negative change** to the significance of the house.

**11.4** Bampton Conservation Area is considered to be an asset of **high significance**. Any impacts will depend on the design of any replacement windows, specifically those in the front elevation. To avoid any impact to the character of the Conservation Area like for like timber sash windows are proposed, and therefore the proposals will result in **no change** to the special interest of the Bampton Conservation Area.

**11.5** There are several Listed Buildings within the setting of 8 Brook Street, specifically 10 Brook Street attached to the house on the south side; 11 Brook Street on the opposite side of the highway, and 14-16 Brook Street to the south on the same side of the highway. The houses are designated heritage assets of **medium significance**. The significance of these assets is principally derived from their architectural and historical values, with lesser contributions from their aesthetic value along with aspects of their



setting. As like for like timber sashes are proposed the proposals would result in **no change** to the significance of these Listed Buildings.

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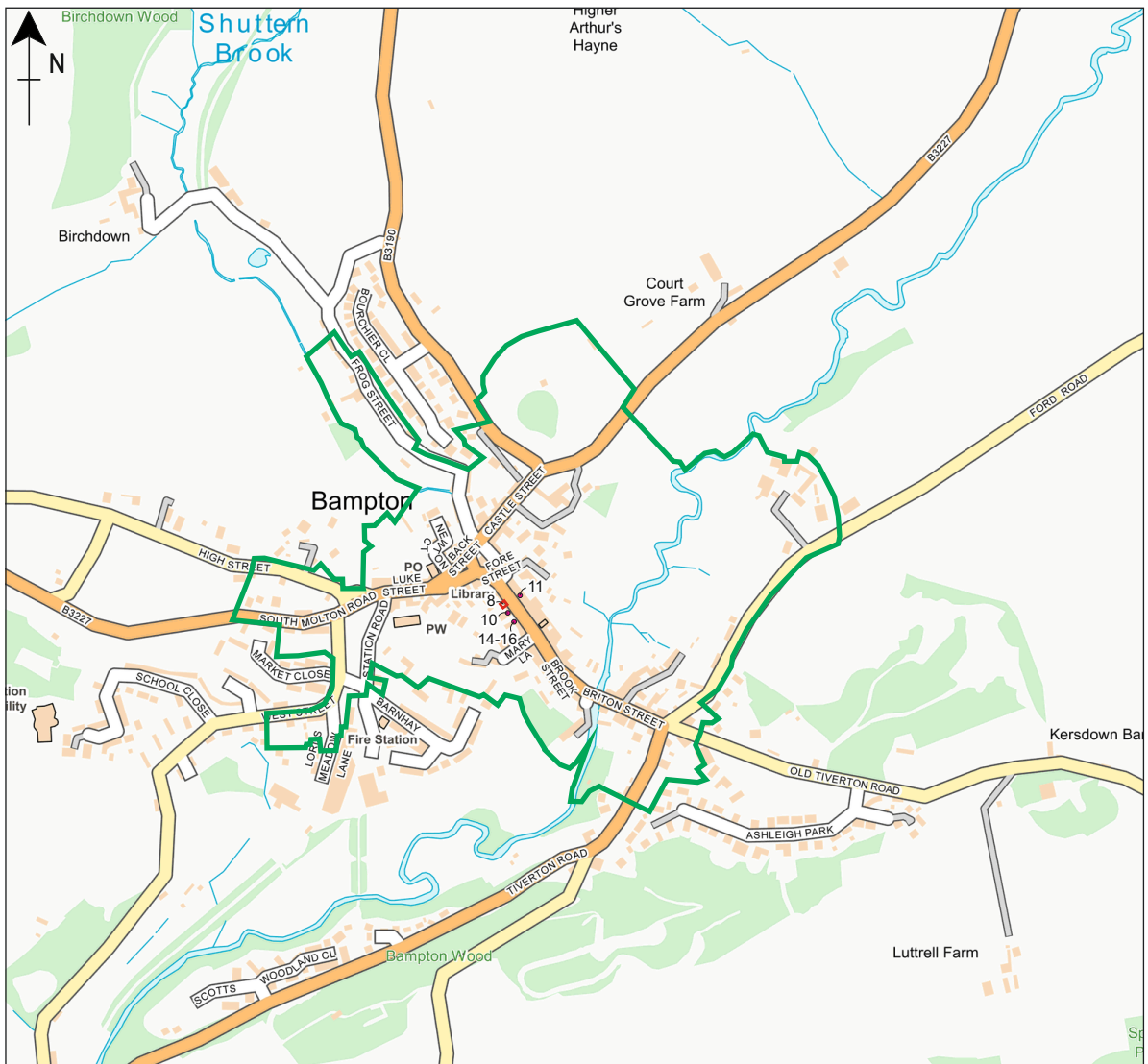
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Scale 1:10,000@A4

- Site
- Bampton Conservation Area
- Listed Buildings discussed in text

PROJECT

8 Brook Street, Bampton, Devon

TITLE

Fig. 1: Site location



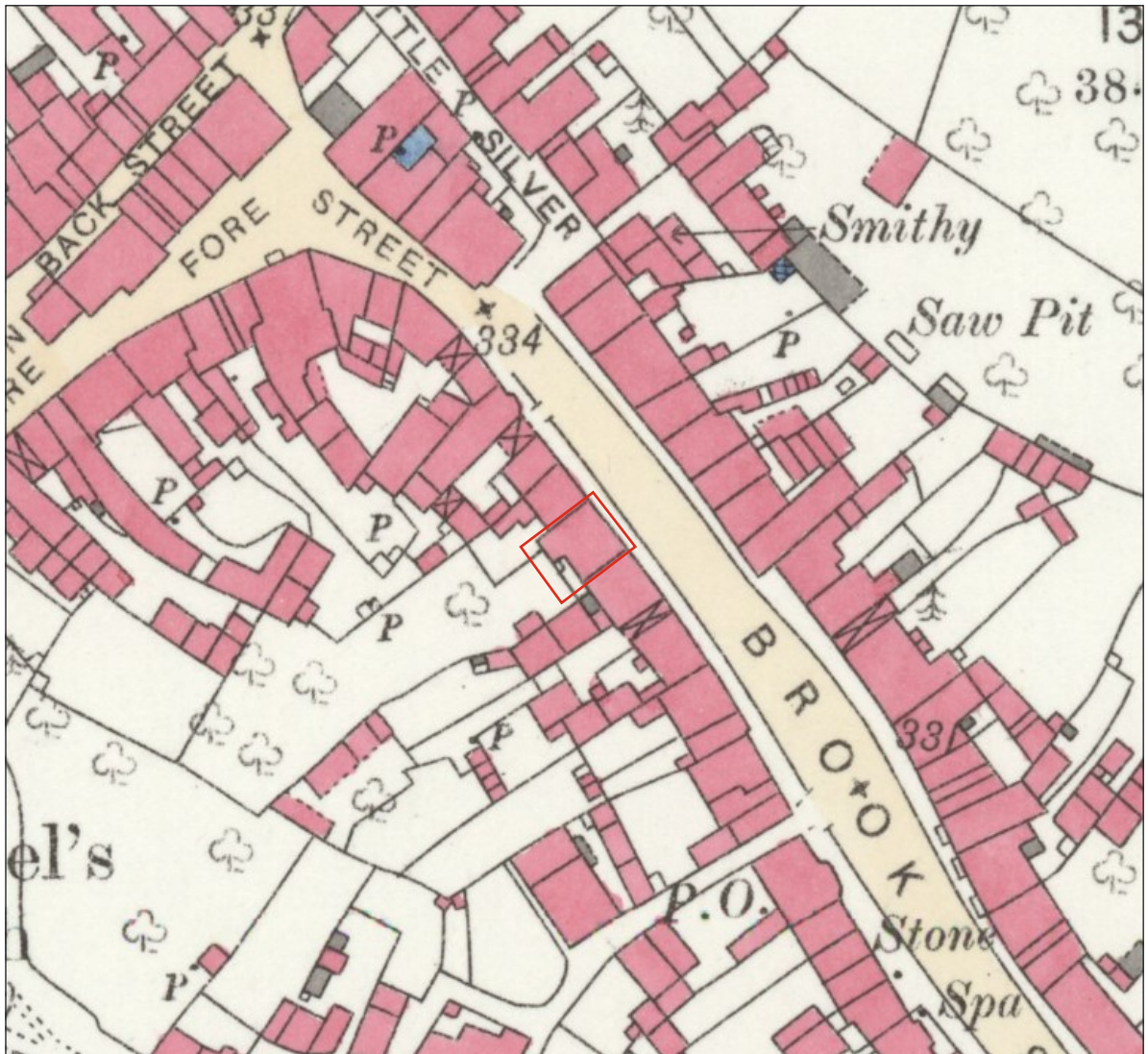
 Site

PROJECT

8 Brook Street, Bampton, Devon

TITLE

Fig. 2: Extract from the Bampton  
tithe map, 1842



 Site

PROJECT

8 Brook Street, Bampton, Devon

TITLE

Fig. 3: Extract from the First Edition 25-inch Ordnance Survey map, 1889





Plate 1: 8 Brook Street, looking southwest



Plate 2: View of entrance lobby, hall and rear lobby with stairs, looking northeast



Plate 3: Northwest reception room, looking north



Plate 4: Southeast reception room, looking south



Plate 5: Kitchen, looking south



Plate 6: View of two projecting rear extensions with central conservatory, looking northeast



Plate 7: 19th-century four-panel door into southeast reception room, looking southeast

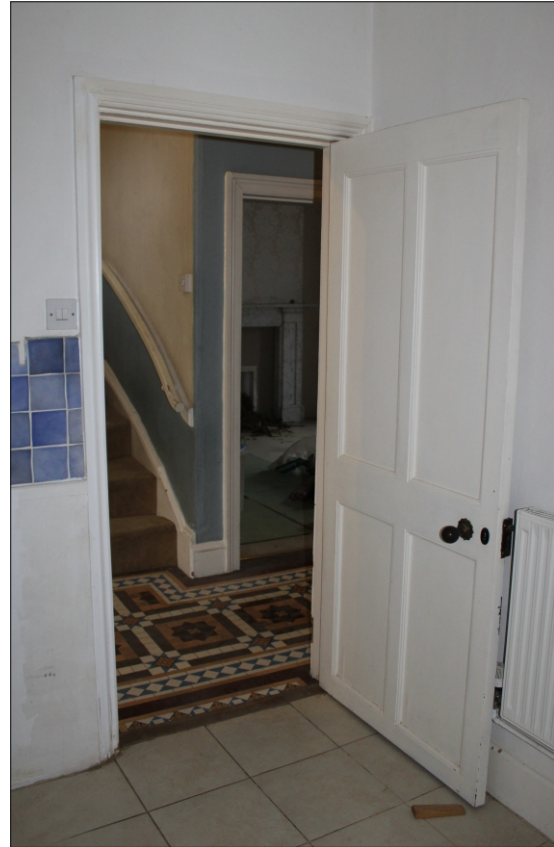


Plate 8: 19th-century four-panel door into kitchen, looking north



Plate 9: 20th-century cornice adorned with a repeating flower motif



Plate 10: View of window opening with panelled reveals and shutters, looking northeast





Plate 11: View of roof in the conservatory, looking east



Plate 12: View of ground-floor window in the main façade showing the form of the window, internal secondary glazing and areas of damage



Plate 13: View southeast along Brook Street showing how it is dominated by parked cars that obscure views of features such as the water channels. 8 Brook Street is centre right, with other Listed Buildings beyond and on the opposite side of the highway

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