

PRIVATE CLIENT  
December 2023



**HERITAGE STATEMENT**  
**HEYWOOD FARMHOUSE,**  
**STRATFIELD SAYE, HAMPSHIRE**

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## Quality Assurance

|                        |  |
|------------------------|--|
| <b>Site name:</b>      | Heywood Farmhouse,<br>Stratfield Saye,<br>RG7 2DG            |
| <b>Client name:</b>    | Private Client   |
| <b>Type of report:</b> | Heritage Statement   |
| <b>Prepared by:</b>    | Edward Hilary Davis MSt BA(Hons) & Sarah Wearing<br>BA(Hons) |
| <b>Date</b>            | 24 <sup>th</sup> November 2023                               |
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| <b>Date</b>            | 7 <sup>th</sup> December 2023                                |



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## 1.0 Introduction

- 1.1 This Heritage Statement has been produced by Bidwells on behalf of a Private Client to support the replacement of an existing single storey extension with a two-storey extension at Heywood Farm, Stratfield Saye, Hampshire, hereafter called ‘the site’.
- 1.2 The site is located down a private drive to the east of Great Dover Street, south of Stratfield Saye. The site contains the Grade II listed Heywood Farmhouse but does not contain any other statutory or locally listed buildings and is not within a conservation area.



Figure 1 – Google Earth map showing the indicative site location (circled in red).

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

### Authorship

- 1.4 This document has been prepared by Edward Hilary Davis MSt BA(Hons), Assistant Heritage Consultant, and Sarah Wearing BA(Hons), Assistant Heritage Consultant, and reviewed by Katherine Harrison, MST BA(Hons) IHBC, Principal Heritage Consultant.

## 2.0 Methodology

### Heritage Assets

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

### Meaning of Significance

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

### Assessment of Significance

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

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

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

**Evidential value** – *‘derives from the potential of a place to yield evidence about past human activity...Physical remains of past human activity are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them...The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement.’* (Page 28)

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

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

**Communal Value** – *“Commemorative and symbolic values reflect the meanings of a place for those who draw part of their identity from it, or have emotional links to it... Social value is associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence. Some may be comparatively modest, acquiring communal significance through the passage of time as a result of a collective memory of stories linked to them...They may relate to an activity that is associated with the place, rather than with its physical fabric...Spiritual value is often associated with places sanctified by longstanding veneration or worship, or wild places with few obvious signs of modern life. Their value is generally dependent on the perceived survival of*

*the historic fabric or character of the place, and can be extremely sensitive to modest changes to that character, particularly to the activities that happen there". (Pages 31-32)*

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

### **Contribution of setting/context to significance**

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

### **Assessing Impact**

- 2.21 It is evident that the significance/value of any heritage asset(s) requires clear assessment to provide a context for, and to determine the impact of, development proposals. Impact on that value or significance is determined by first considering the sensitivity of the receptors identified which is best expressed by using a hierarchy of value levels.
- 2.22 There are a range of hierarchical systems for presenting the level of significance in use; however, the method chosen for this project is based on the established 'James Semple Kerr method' which



has been adopted by Historic England, in combination with the impact assessment methodology for heritage assets within the *Design Manual for Roads and Bridges* (DMRB: HA208/13) published by the Highways Agency, Transport Scotland, the Welsh Assembly Government and the department for Regional Development Northern Ireland. This ‘value hierarchy’ has been subject to scrutiny in the UK planning system, including Inquiries, and is the only hierarchy to be published by a government department.

2.23 The first stage of our approach is to carry out a thoroughly-researched assessment of the significance of the heritage asset, in order to understand its value:

Table 1 Assessment of Significance

| SIGNIFICANCE                | EXAMPLES   |
|-----------------------------|--|
| <b>Very High</b>            | World Heritage Sites, Listed Buildings, Scheduled Monuments and Conservation Areas of outstanding quality, or built assets of acknowledged exceptional or international importance, or assets which can contribute to international research objectives.<br><br>Registered Parks & Gardens, historic landscapes and townscapes of international sensitivity.   |
| <b>High</b>                 | World Heritage Sites, Listed Buildings, Scheduled Monuments, Conservation Areas and built assets of high quality, or assets which can contribute to international and national research objectives.<br><br>Registered Parks & Gardens, historic landscapes and townscapes which are highly preserved with excellent coherence, integrity, time-depth, or other critical factor(s).   |
| <b>Good</b>                 | Listed Buildings, Scheduled Monuments, Conservation Areas and built assets (including locally listed buildings and non-designated assets) with a strong character and integrity which can be shown to have good qualities in their fabric or historical association, or assets which can contribute to national research objectives.<br><br>Registered Parks & Gardens, historic landscapes and townscapes of good level of interest, quality and importance, or well preserved and exhibiting considerable coherence, integrity time-depth or other critical factor(s). |
| <b>Medium/<br/>Moderate</b> | Listed Buildings, Scheduled Monuments, Conservation Areas and built assets (including locally listed buildings and non-designated assets) that can be shown to have moderate qualities in their fabric or historical association.<br><br>Registered Parks & Gardens, historic landscapes and townscapes with reasonable coherence, integrity, time-depth or other critical factor(s).  |
| <b>Low</b>                  | Listed Buildings, Scheduled Monuments and built assets (including locally listed buildings and non-designated assets) compromised by poor preservation integrity and/or low original level of quality of low survival of contextual associations but with potential to contribute to local research objectives.<br><br>Registered Parks & Gardens, historic landscapes and townscapes with modest sensitivity or whose sensitivity is limited by poor preservation, historic integrity and/or poor survival of contextual associations.                                  |
| <b>Negligible</b>           | Assets which are of such limited quality in their fabric or historical association that this is not appreciable.<br><br>Historic landscapes and townscapes of limited sensitivity, historic integrity and/or limited survival of contextual associations.  |
| <b>Neutral/ None</b>        | Assets with no surviving cultural heritage interest. Buildings of no architectural or historical note.<br><br>Landscapes and townscapes with no surviving legibility and/or contextual associations, or with no historic interest.   |



- 2.24 Once the value/significance of an asset has been assessed, the next stage is to determine the assets ‘sensitivity to change’. Table 2 sets out the levels of sensitivity to change, which is based upon the vulnerability of the asset, in part or as a whole, to loss of value through change. Sensitivity to change can be applied to individual elements of a building, or its setting, and may differ across the asset.
- 2.25 An asset’s sensitivity level also relates to its capacity to absorb change, either change affecting the asset itself or change within its setting (remembering that, according to Historic England The Setting of Heritage Assets – Planning Note 3, ‘change’ does not in itself imply harm, and can be neutral, positive or negative in effect).
- 2.26 Some assets are more robust than others and have a greater capacity for change and therefore, even though substantial changes are proposed, their sensitivity to change or capacity to absorb change may still be assessed as low.

Table 2 Assessment of Sensitivity

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

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

Table 3 Assessment of Impact

| MAGNITUDE OF IMPACT | TYPICAL CRITERIA DESCRIPTORS  |
|---------------------|---|
| <b>Very High</b>    | <p><b>Adverse:</b> Impacts will destroy cultural heritage assets resulting in their total loss or almost complete destruction.</p> <p><b>Beneficial:</b> The proposals would remove or successfully mitigate existing and significant damaging and discordant impacts on assets; allow for the substantial restoration or enhancement of characteristic features.</p>   |
| <b>High</b>         | <p><b>Adverse:</b> Impacts will damage cultural heritage assets; result in the loss of the asset’s quality and integrity; cause severe damage to key characteristic features or elements; almost complete loss of setting and/or context of the asset. The assets integrity or setting is almost wholly destroyed or is severely compromised, such that the resource can no longer be appreciated or understood.</p> <p><b>Beneficial:</b> The proposals would remove or successfully mitigate existing damaging and discordant impacts on assets; allow for the restoration or enhancement of characteristic features; allow the substantial re-establishment of the integrity, understanding and setting for an area or group of features; halt rapid degradation</p> |

|                   |  |
|-------------------|--|
|                   | and/or erosion of the heritage resource, safeguarding substantial elements of the heritage resource.   |
| <b>Medium</b>     | <p><b>Adverse:</b> Moderate impact on the asset, but only partially affecting the integrity; partial loss of, or damage to, key characteristics, features or elements; substantially intrusive into the setting and/or would adversely impact upon the context of the asset; loss of the asset for community appreciation. The assets integrity or setting is damaged but not destroyed so understanding and appreciation is compromised.</p> <p><b>Beneficial:</b> Benefit to, or partial restoration of, key characteristics, features or elements; improvement of asset quality; degradation of the asset would be halted; the setting and/or context of the asset would be enhanced and understanding and appreciation is substantially improved; the asset would be brought into community use.</p> |
| <b>Minor/Low</b>  | <p><b>Adverse:</b> Some measurable change in assets quality or vulnerability; minor loss of or alteration to, one (or maybe more) key characteristics, features or elements; change to the setting would not be overly intrusive or overly diminish the context; community use or understanding would be reduced. The assets integrity or setting is damaged but understanding and appreciation would only be diminished not compromised.</p> <p><b>Beneficial:</b> Minor benefit to, or partial restoration of, one (maybe more) key characteristics, features or elements; some beneficial impact on asset or a stabilisation of negative impacts; slight improvements to the context or setting of the site; community use or understanding and appreciation would be enhanced.</p>                   |
| <b>Negligible</b> | Barely discernible effect on baseline conditions but a slight adverse or beneficial impact.  |
| <b>Neutral</b>    | A change or effect which is neither adverse nor beneficial in impact.  |
| <b>Nil</b>        | No change in baseline conditions.  |

### Summary of Assessment

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

### Research Methodology

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

## 3.0 Historic Context

### Introduction

- 3.1 Stratfield Saye is a small village just south of the border between Hampshire and Berkshire. The name means ‘street-field of the Saye family’, with the street referring to the Roman road from London to Silchester, also known as the Devil’s Highway, which forms the northern boundary of the parish. The parish includes the hamlets of West End Green, Fair Oak Green and Fair Cross.
- 3.2 The parish of Stratfield Saye appears in the Domesday Book as *Stradfelle*, with three estates, which, prior to the Norman Conquest belonged to King Edward. In 1086, the largest estate belonged to Hugh, son of Baldric, with two smaller estates belonging to Aelfric and Gilbert of Bretteville respectively. It is believed that Hugh and Gilbert’s estates merged to become the Manor of Stratfield Saye, and the third possibly became the Manor of Heywood, in the occupation of the de Heywood family in the 13<sup>th</sup>-15<sup>th</sup> century.
- 3.3 In the 12<sup>th</sup> century, the Manor of Stratfield Saye was called Stratfield Stoteville, as the de Stoteville family owned the Manor. It became Stratfield Saye in the 13<sup>th</sup> century when it passed to the de Say family, and after this, the name remained even when the Manor passed to other hands.
- 3.4 The 5,000-acre Manor and Estate of Stratfield Saye was sold to the nation in 1817, so it could be gifted to the Duke of Wellington, Arthur Wellesley, following his victory at the Battle of Waterloo. By this point, the estate also encompassed the former Manor of Heywood and other smaller manors within the surrounding area.

### History of the site and Map Regression

- 3.5 An initial review of available historic maps has been undertaken to assist in the understanding of the site’s history. Although cartographic information cannot be considered to be definitive, experience shows that the mapping is often relatively accurate and reliable - particularly the later Ordnance Survey (OS) maps - and taken together with written archival date and physical evidence can help to refine the history of a site.
- 3.6 Historic maps show the house was L-shaped in plan since at least the 1830s. Outbuildings are shown to the west and south of the main house. The site was clearly in agricultural use at the time, with a rick yard shown to the south of the house and an orchard to the north. Through the twentieth century, the agricultural use seems to have diminished, with the removal of the earlier outbuildings. In the second half of the twentieth century a garage with residential annexe was constructed to the north.

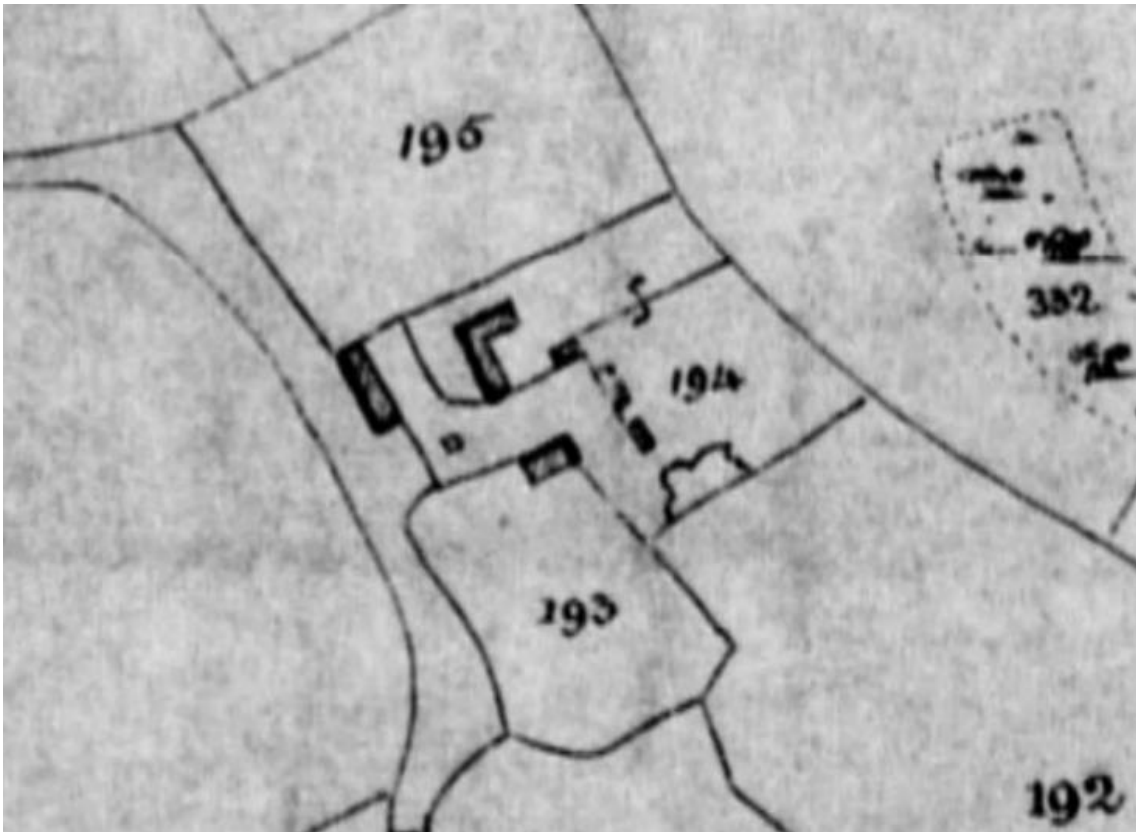


Figure 2: Stratfield-Saye tithe map, 1839. The accompanying apportionment lists the identified plots as owned by the Duke of Wellington and occupied by Jesse Cliff. The plots are described as: 193 – rick yard; 194 – house, buildings and garden; 195 – old orchard. The house is the L-shaped building.

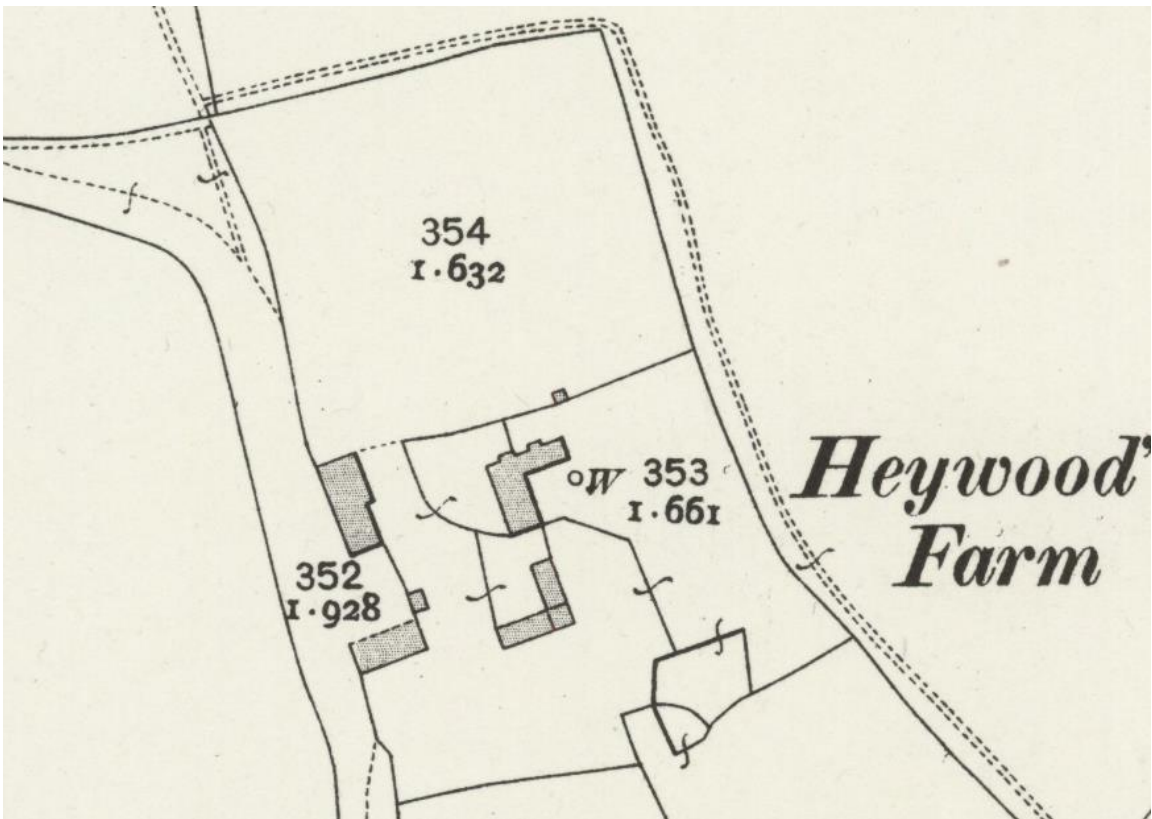


Figure 3: 25-inch OS map revised 1909, published 1911. Outbuildings are shown to the south and west of the house.



Figure 4: Smaller-scale OS map surveyed/revised pre-1930-60, published 1961. By this time, some of the outbuildings to the west had been demolished.

- 3.7 During the twentieth century, the earlier outbuildings to the west and south of the house were demolished and the site become more domestic in character rather than agricultural.
- 3.8 In the mid/late-twentieth century a large garage with accommodation over was constructed to the north-east of the house. Although the date of the initial construction of the outbuilding ('the Cottage') is not known, in 1979, planning permission was granted for "erection of porch and conservatory to 'Granny Flat' and conversion of existing playroom over garage to housekeepers flat" (ref: BDB/8667).
- 3.9 In 1988, planning permission and listed building consent were granted for "addition of covered swimming pool and ancillary spaces" (refs: BDB/24597 and BDB/24598).
- 3.10 In 1998, listed building consent was granted for "internal alterations to first floor" (ref: BDB/44104).
- 3.11 In 1999, listed building consent and planning permission were granted for "re-design existing front porch" (refs: BDB/44934 and BDB/44937).

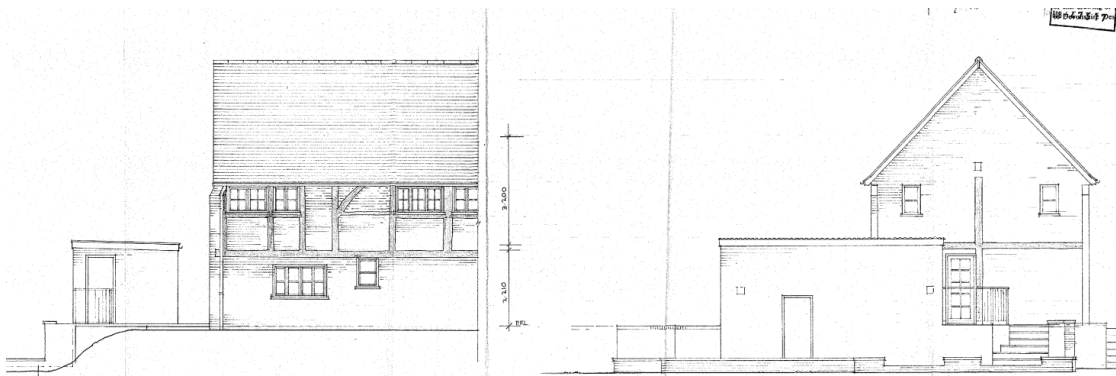




Figure 5: Aerial image, 1999. All earlier outbuildings now appear to have been demolished. The 'Cottage' has been built to the north-east of the main house, along with a tennis court appears to have been laid out to the east. The swimming pool and flat-roofed pool house is apparent at the south of the main house.

3.12

In 2000, planning permission and listed building consent (BDB/47316 and BDB/47317) were granted for a conservatory extension to the south gable of the historic house. It incorporated the pre-existing pool room which projects to the west, recladding and re-roofing it to give a more unified appearance. The extension is timber-framed and timber-clad with large areas of glazing in the south and east elevations. It is relatively bulky with large, steeply pitched roof covered in plain clay tiles.



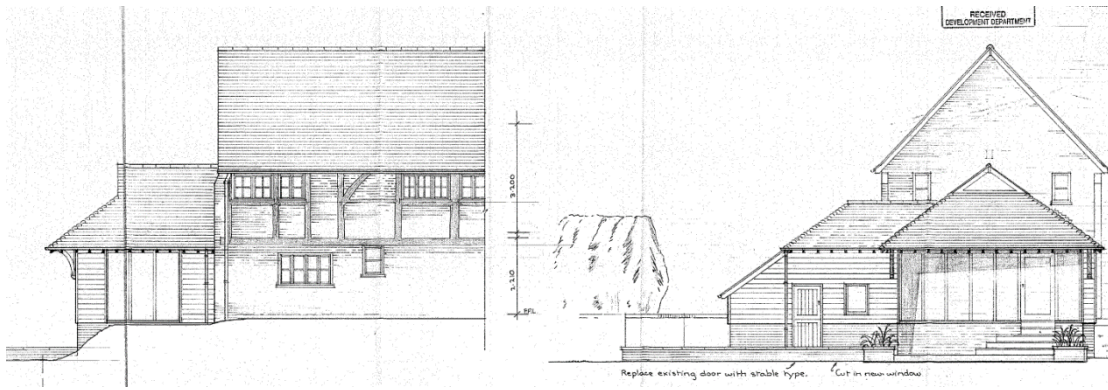


Figure 6: Approved existing (top) and proposed (bottom) elevations showing the 2000 pool room extension to the south gable. East elevation (left) and south elevation (right). Application refs.: BDB/47316 and BDB/47317.

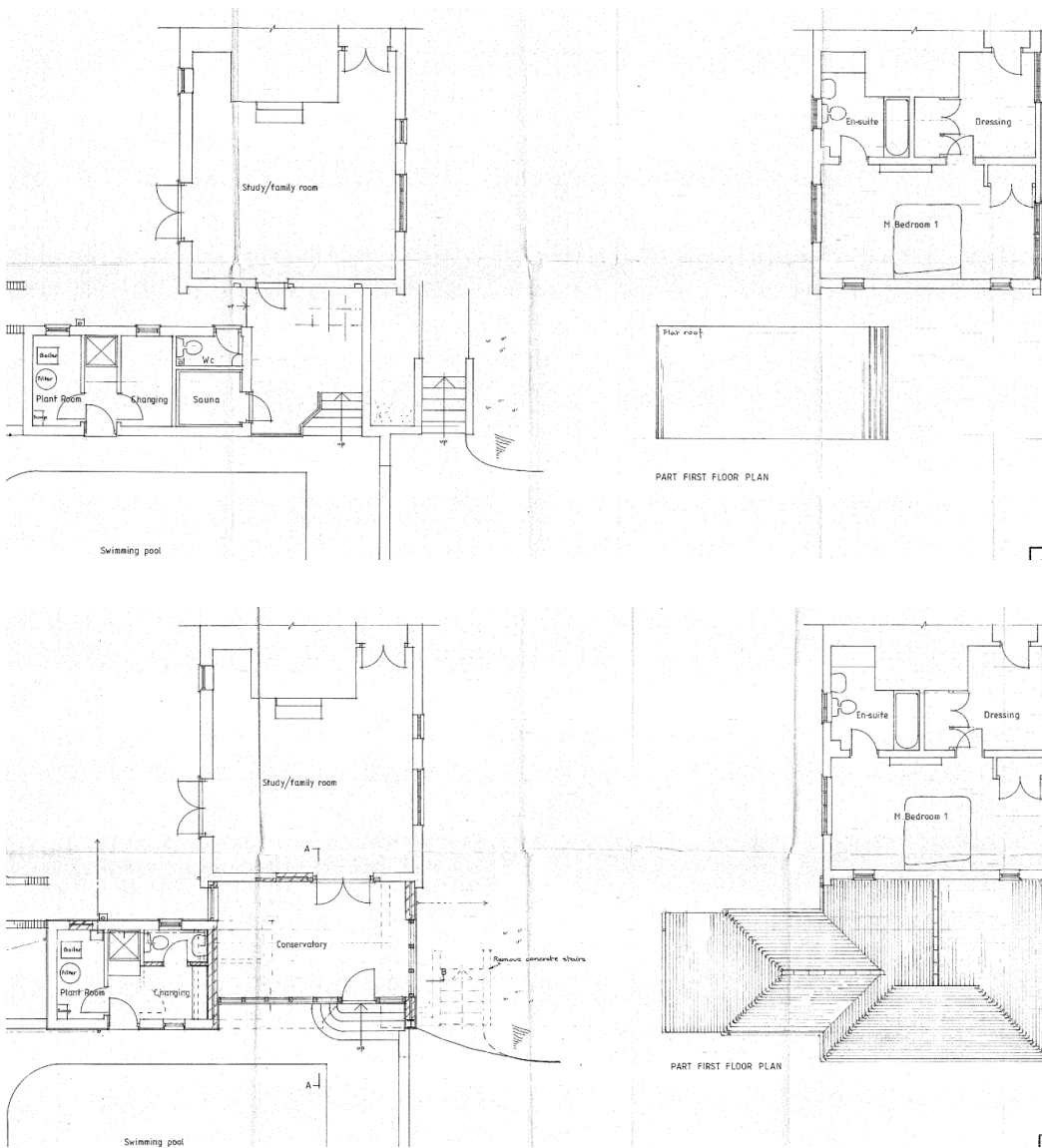


Figure 7: Approved existing (top) and proposed (bottom) floor plans showing the conservatory extension. The ground floor plan is to the left and first floor (showing extension roof) is to the right.



- 3.13 In 2006, listed building consent was granted for the installation of “tile hanging to the south gables; adaptation of brick buttress; removal of brick slips and cement render to external face of tie beam; extension of roof verge” (ref: BDB/66568). This proposal followed issues with water ingress and investigation which determined cement pointing, buttresses and lack of weather sheltering were causing issues.
- 3.14 In 2009, planning permission and listed building consent were granted for an extension at the east gable of the historic building. Permission was granted for: “erection of a part two-storey, part single-storey side extension following demolition of existing single storey element. Installation of window to south elevation and alterations to existing windows. Erection of 2no. stables and store following demolition of existing” (refs: BDB/71783 and BDB/71784).



Figure 8: 2009 existing elevations before the replacement east extension.



Figure 9: 2009 proposed elevations showing the consented east extension.

- 3.15 Most recently, planning permission was granted in 2022 for the removal of existing external swimming pool, which was located to the south of the dwelling, and construction of new replacement swimming pool with associated works and landscaping adjacent to the barn to the east of the dwelling (Ref: 22/02827/LBC).

## 4.0 Heritage Assets

4.1 This section identifies heritage assets which relate to the site. In the case of this application submission, the following heritage assets are local to the proposed development and have been identified as they may be affected by the current proposals. The identification of these assets is consistent with 'Step 1' of the GPA3 The Setting of Heritage Assets.

4.2 In the case of this application, the following built heritage asset is located within the vicinity of the site. They have the potential to be affected by the proposed development:

1. Heywood Farmhouse (Grade II listed building)



Figure 10: Aerial image of Heywood Farmhouse, Google Maps, 2023.

4.3 All relevant Statutory List descriptions can be found in **Appendix 2**. Any buildings or structures considered to fall within the curtilage of the above listed buildings would be considered to form part of the listed building and impacts would be assessed accordingly.

## 5.0 Significance Assessment

- 5.1 The below evaluation of significance and subsequent conclusions have been assessed in line with the methodology outlined in Appendix 2 and consider the following:
- The relevant planning legislation as well as the policies set out in the National Planning Policy Framework (NPPF) and objectives of the Planning Practice Guidance;
  - Historic England ‘Conservation Principles: Policies and Guidance’;
  - British Standard 7913 (2013) Guide to the ‘Conservation of Historic Buildings’;
  - Guidance set out in Historic England advice notes.

- 5.2 The only heritage asset which will be affected by the proposals is Heywood Farmhouse, which was added to the Statutory List in October 1984 (list entry no.: 1167768). The relevant Statutory List Descriptions can be found within Appendix 2.

### Heywood Farmhouse – Grade II Listed Building

- 5.3 The house was built originally as a single linear range, with a second range added at right angles to form the L-shaped building seen today. The building is timber-framed, with brick in-fill panels and re-building having taken place over time. It is two storeys with pitched roofs covered in plain clay tiles.
- 5.4 The house is approached by a long drive from the north-west. The front elevation faces the drive to the north, with the second range extending to the rear (south) at the west end).
- 5.5 Externally, prominent historic features are the large brick chimney stacks, particularly that at the north end gable. This chimney stack is flanked by brick mullion windows with square hood mouldings.
- 5.6 More recent extensions include a polygonal stair tower in the angle of the two ranges, front porch, 2000 conservatory extension to the south and 2009 side extension to the east.
- 5.7 Internally, the historic layout remains legible, particularly at ground floor, through the exposed timbers and chimney breasts/fireplaces. At first floor, the layout has been altered with the rearrangement of stairs, halls and bathrooms.
- 5.8 Although originally a modest farmhouse, by the early-nineteenth century it was a relatively large house, with the two early ranges and subsequent alterations providing a substantial house. The twentieth century extensions and alterations to the house as well as in the grounds have altered the character of the property further, creating large outbuildings, gardens and leisure amenities for the enjoyment of the dwelling now far removed for its agricultural origins.
- 5.9 Overall, the building is considered to hold a **moderate/good** level of significance due to its age, surviving historic fabric and appearance which are illustrative of historic living expectations, as well as changes over time.

### Setting

- 5.10 The immediate setting of the listed building is formed by its gardens and drive which surround the house, including outbuildings. The wider setting of the listed building includes the wider agricultural



surroundings, with fields and woodland and boundary planting which characterise this rural area. The house is remote from the village of Stratfield Saye, instead sitting within a patchwork of agricultural fields and other small farmsteads. The setting provides the building context as an historic farmstead and as such is considered to provide a **moderate beneficial** contribution to the significance of Heywood Farmhouse.



Figure 11: Front (north) elevation of the listed building, viewed across the front drive.



Figure 12: Closer image of the modern front porch.





*Figure 13: Looking south towards the 2009 extension at the east end of the historic house.*



*Figure 14: West elevation. The modern conservatory and pool room extension projects forward of the host building (right of image).*





*Figure 15: Looking north from the rear garden towards the house. The south gable end (left) is clad in modern tile hanging, with the modern conservatory extension projecting forward from it.*



*Figure 16: East elevation of the south range, with modern conservatory extension to the left.*





*Figure 17: South end of the building, with modern conservatory and pool room extension behind the pool. The extension is overly dominant, with bulky roof form and footprint which extends significantly beyond the west building line of the host building (to left of the image).*



*Figure 18: Looking south along the west elevation of the listed building. The modern pool room extension projects forward from the historic building.*



Figure 19: Detail showing the mixture of brickwork in the historic building.





Figure 20: Interior of the 2000 conservatory extension, looking toward the south wall of the historic building.



Figure 21: Interior of the first-floor south room of the historic building, looking towards the south end wall which would connect through to the proposed extension. There are modern windows either side of the south end wall.



*Figure 22: One of the modern windows in the south end wall of the first floor of the historic building. View over the 2000 extension roof.*



*Figure 23: The Cottage, to the north-east of the historic house.*

## 6.0 Proposed Scheme

- 6.1 The scheme seeks to demolish the current single-storey conservatory extension and pool house on the south gable, which was granted in 2000, and construction of a new two-storey extension within the footprint of the conservatory.
- 6.2 The proposed extension will occupy the same position as the existing extensions proposed for demolition, but it will have a smaller area limited to the southern side and will not extend beyond the western side of the main house. This extension has been carefully designed to serve as a subordinate addition to the listed building, featuring reduced eaves and ridge height, and positioned back from the primary elevations of the existing dwelling. The design aims to preserve the original building's integrity while ensuring that the form, design, and materials used are appropriately responsive to the listed building.
- 6.3 It should be noted here that there are two and clear break fronted existing forms which have also been referenced in the proposal: the original chimney stack on the north elevation sits proudly as a stepped breakfront; and the faceted and in the corner of the south and east elevation a turreted 'tower' added sometime in the last century for a new ground to first floor staircase. The proposed design seeks to add a small outrigger to the south of the proposed gable, referencing these existing forms as well as further relating to the existing 2009 east elevation stepped extension.
- 6.4 The extension also allows for the, at present, rather jarring landscape to be softened to better compliment the host building. It is proposed to introduce a series of stepped terraces flanked by numerous planters to soften and blur the boundary between terrace and garden. Whereas there are still distinct levels (which could be seen as further emphasizing the descending roof and building forms mentioned above), the routes between terraces and the generous planting follows the natural topography and significantly enhances the landscape.
- 6.5 The materials proposed have taken cues from the surrounding context and seek to enhance and compliment the overall aesthetic of the building. The proposals remove the exterior hung clay tiles to express the original brickwork and post and beam structure for the whole of the gable wall. The extension is proposed to be set back away from the existing gable edge allowing for a 'zip' that separates the new from old; this in turn emphasises the post and beam on the east and west edges whilst softening the junction between old and new.
- 6.6 As outlined in the accompanying DAS the existing brick of the property is a mix of Berkshire Red in a variety of colour and sizes which creates a patchwork aesthetic to the building. This key characteristic has informed the proposed 'subtle' panels with a two-orientation brick bond to reflect the proposed extension's form and composition. The proposed facing brick complements the existing variety allowing the extension to be read as continuation of the general form and colour of the building but in a 21<sup>st</sup> century manner.
- 6.7 The fenestration takes cues from the asymmetry of the medieval tradition of the principal building. The windows and door openings of this period are often asymmetrically arranged to suit the building's specific interior functions rather than any architectural order. The post and beam structure surrounding these arrangements produce characterful rhythms. The proposal tries to pick up on this by alluding to the asymmetrical and varied window and door openings whilst maintaining a contemporary elevational treatment. Painting of the windows of the existing house is also proposed to be painted a darker colour to match those of the barn building adjacent.
- 6.8 Lastly, the roof of the existing building was extended to the east in 2019 with a primary roof ridge sitting below the original building's ridge line before dropping further to a mono pitched wrap-around roof. This stepped roof form is clearly referenced in the design proposal as it follows the natural



topography - the roof ridge sits below and subsidiary to the existing ridge and then drops again over the small 'outrigger'.

- 6.9 The new extension would comprise a sunroom on the ground floor and a new master bedroom on the first floor. The ground floor will be lowered to meet ground level, allowing for a full height bedroom above, with the roofline lower than the main house to maintain a subsidiary nature.
- 6.10 On the ground floor, the existing door opening in the south gable will be retained to maintain access into the new sunroom. On the first floor, one of the existing windows in the south gable end wall will be retained, and the other will be removed to facilitate the insertion of a door opening into the proposed new master bedroom.
- 6.11 The internal walls of the current master bathroom and dressing room will be removed, and new stud walls will be used to create a corridor on the east side to access a new master dressing room and master bathroom.
- 6.12 The internal treatment has also been carefully considered to tie in with the character of the principal building. The proposed ceiling is an asymmetrical arrangement of oak beams which junction at the walls with posts that align with the window frames. This alludes to the principal of functional requirements (locations of windows and doors for appropriate access, evident on the existing exterior) leading the form. Floor-to-ceiling oak panelling infill these windows posts-cum frames except on the existing gable wall where 'dado-height' panelling covers the new brickwork that will be required when lowering the building.

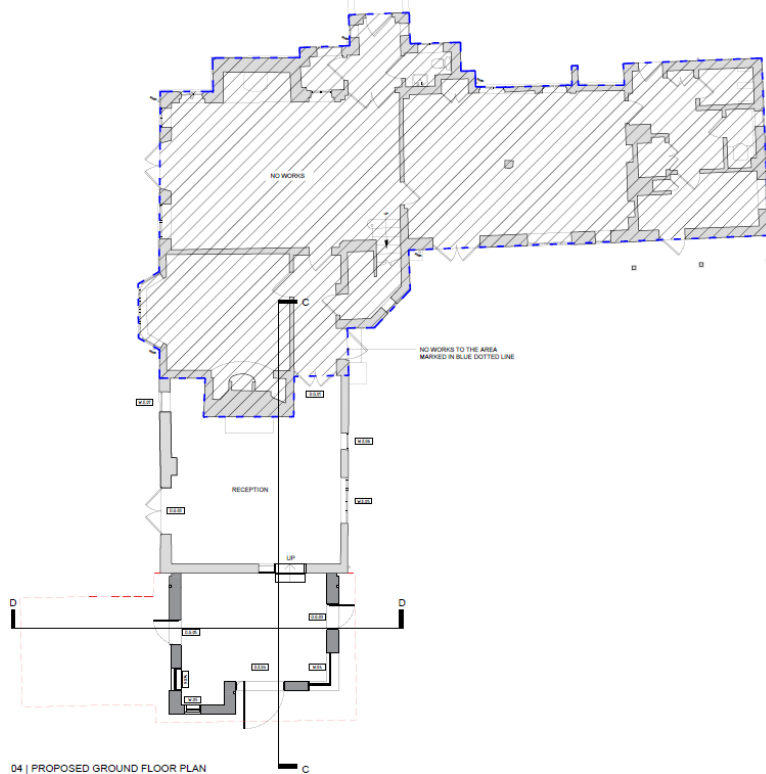


Figure 24: Proposed Ground Floor Plan (Robinson Van Noort, 2023)

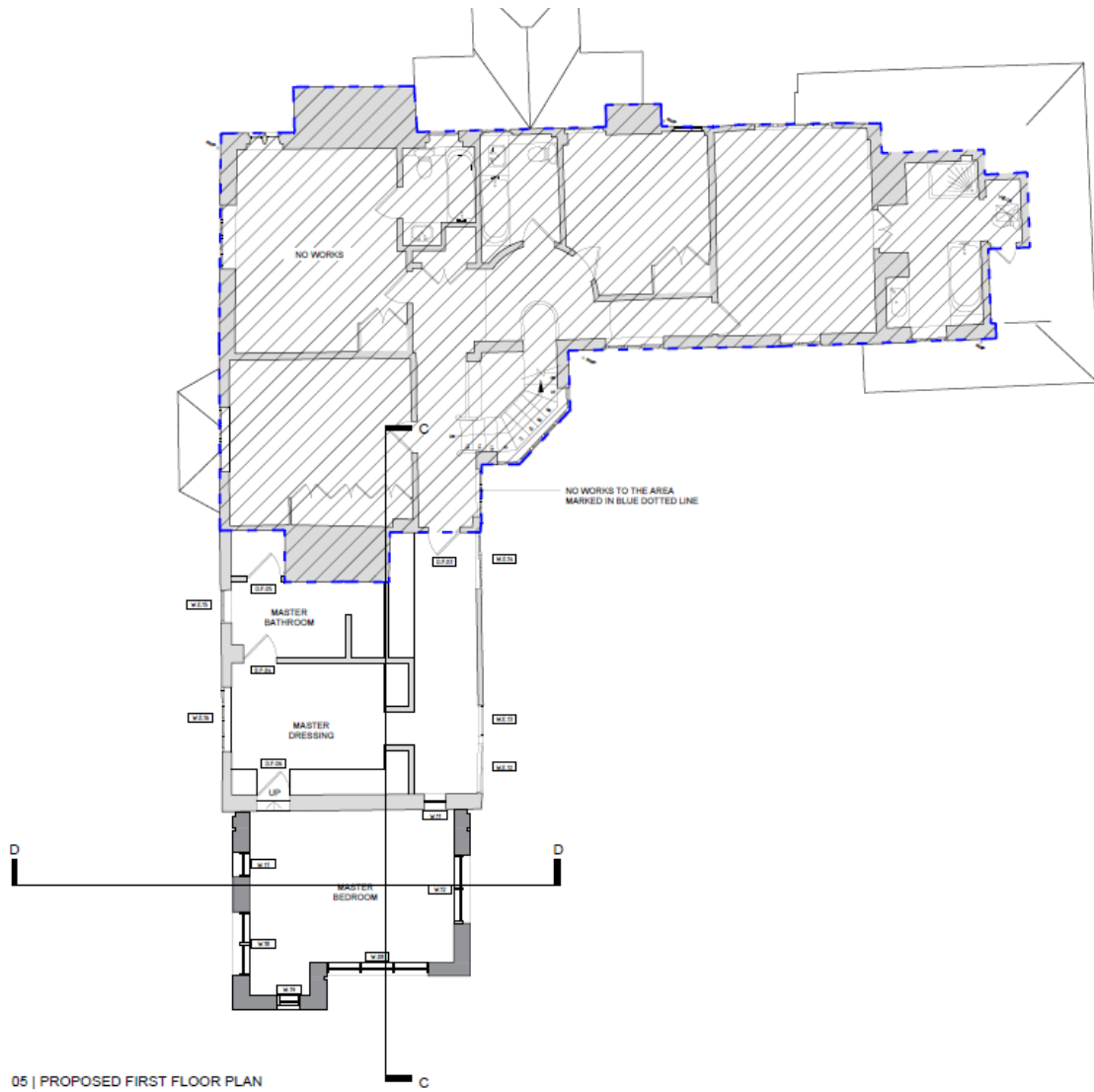


Figure 25: Proposed First Floor Plan (Robinson Van Noort, 2023)

6.13 The materials will be oak timber windows, red facing brickwork to reflect the original property and a standing seam metal roof.



Figure 26: Proposed Eastern Elevation (Robinson Van Noort, 2023)





Figure 27: Proposed Southern Elevation (Robinson Van Noort, 2023)



Figure 28: Proposed Western Elevation (Robinson Van Noort, 2023)



Figure 29: Proposed Northern Elevation (Robinson Van Noort, 2023)

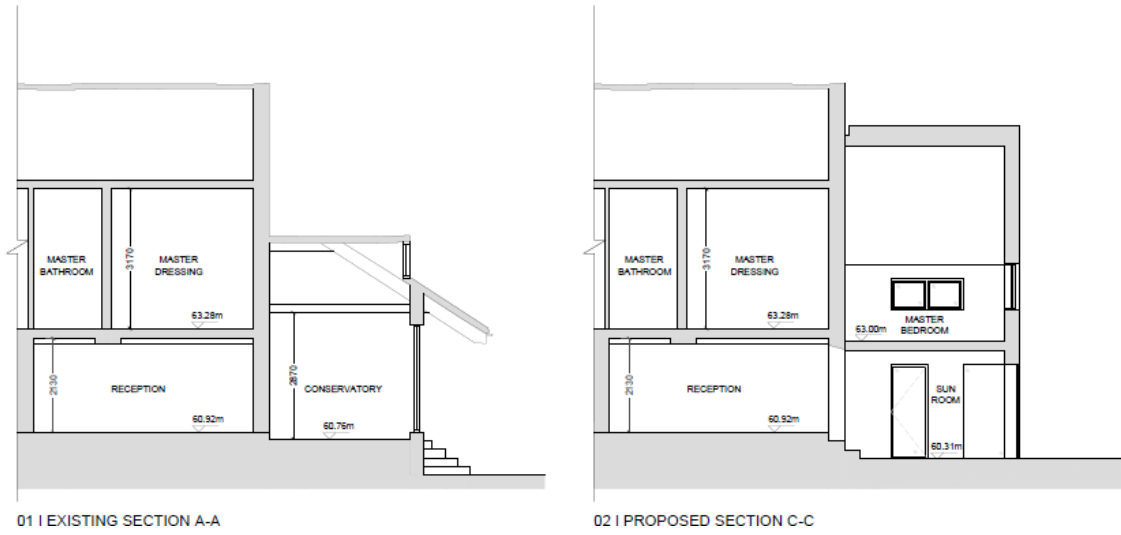


Figure 30: Existing and Proposed section (Robinson Van Noort, 2023)

## 7.0 Impact Assessment

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

### Heywood Farmhouse – Grade II

- 7.4 The statutory duty under section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990 sets out that special attention shall be paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. As stated in section 6 of this report, Heywood Farmhouse is considered to hold a **good-moderate** level of significance.
- 7.5 The current conservatory and pool house extension is considered to have a **minor adverse** impact on the significance of Heywood Farmhouse, and its removal will have a **beneficial effect**.
- 7.6 As discussed in detail above, the proposed new extension has been carefully considered, taking cues from the surrounding architectural pallet. The proposal is much smaller in footprint than the existing conservatory and pool house extension and will not be visible in views from the north, unlike the existing form. The lower roofline level ensures that the proposed extension remains subservient to the main dwelling. The use of high-quality modern materials, which reference the historic materials of the existing building, provides a clear separation of old and new, allowing for an appreciation of the historic dwelling.
- 7.7 The ground floor extension will use the existing opening to provide access to the new sunroom, although the opening will be reduced from double doors to a single door width, with steps down. The floor will be lowered by 0.45m, allowing for a step-free exit to the patio outside.
- 7.8 One of the windows in the first-floor south gable will be removed to facilitate the insertion of a doorway to access the new master bedroom. Whilst the removal of historic fabric that this will entail will have an adverse effect, this is considered to be minor, and will enable the most optimum usage and function of the new extension.
- 7.9 When considering the impact of the proposal on Heywood Farmhouse, the removal of the existing conservatory extension, which makes a **minor adverse** contribution to the significance of the building, and the provision of the new well-designed, high-quality extension which is smaller in footprint and more in keeping with the context of the site, is considered overall to have a **minor beneficial** impact on the significance of Heywood Farmhouse. Therefore, the scheme is not considered to be in conflict with Section 16(2) of Planning (Listed Buildings & Conservation Areas) Act 1990.

## 8.0 Conclusion

- 8.1 This Heritage Statement has been produced by Bidwells on behalf of a Private Client in relation to the proposed extension at Heywood Farm, Stratford Saye.
- 8.2 The proposals seek to demolish the existing single-story conservatory and pool house extension which was erected in 2000 and replace it with a new two-storey extension.
- 8.3 This report considers the impact of the proposed scheme on the significance of the built heritage assets identified, including the contribution made by their settings. This approach to impact-assessment is required in order to satisfy the provisions of Sections 16(2) of the Planning (Listed Buildings & Conservation Areas) Act of 1990 in relation to listed buildings and the National Planning Policy Framework (NPPF) where the impact of development on heritage assets or their settings is being considered (Paragraphs 194-206).
- 8.4 As a result of our assessments on site, it is considered that the proposed scheme would result in a **minor beneficial** impact on the significance of Heywood Farmhouse.
- 8.5 We therefore find that the proposed alterations to have had special regard for the desirable objective of preserving the special interest of the listed buildings and their settings in accordance with Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990. In addition to satisfying these provisions of the Act, the NPPF Paragraphs 194-206 are also satisfied.

# APPENDIX 1

## HERITAGE LEGISLATION, POLICY AND GUIDANCE SUMMARY

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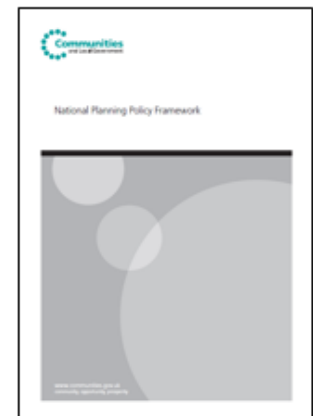
### Planning (Listed Buildings & Conservation Areas) Act 1990

The primary legislation relating to Listed Buildings and Conservation Areas is set out in the Planning (Listed Buildings & Conservation Areas) Act 1990.

- Section 16(2) states “*In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*”
- Section 66(1) reads: “*In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*”
- In relation to development on land within Conservation Areas, Section 72(1) reads: “*Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.*”

### National Planning Policy Framework (2023)

The National Planning Policy Framework (NPPF) was revised in September 2023. With regard to the historic environment, the overarching aim of the policy remains in line with philosophy of the 2012 framework, namely that “our historic environments... can better be cherished if their spirit of place thrives, rather than withers.” The relevant policy is outlined within chapter 16, ‘Conserving and Enhancing the Historic Environment’.



This chapter reasserts that heritage assets can range from sites and buildings of local interest to World Heritage Sites considered to have an Outstanding Universal Value. The NPPF subsequently requires these assets to be conserved in a “*manner appropriate to their significance*” (Paragraph 189).

NPPF directs local planning authorities to require an applicant to “*describe the significance of any heritage assets affected, including any contribution made by their setting*” and the level of detailed assessment should be “*proportionate to the assets’ importance*” (Paragraph 194).

Paragraph 195 states that the significance any heritage asset that may be affected by a proposal should be identified and assessed. This includes any assets affected by development within their settings. This Significance Assessment should be taken into account when considering the impact of a proposal, “*to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal*”. This paragraph therefore results in the need for an analysis of the impact

of a proposed development on the asset's relative significance, in the form of a Heritage Impact Assessment.

Paragraph 198 states that local planning authorities should have regard to the importance of the retention '*in-situ*' of a historic statue, plaque, memorial or monument irrespective of its designation. The paragraph goes on to suggest an explanation of historic or social context should be given rather than removal.

Paragraph 199 requires that "*When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*"

It is then clarified that any harm to the significance of a designated heritage asset, either through alteration, destruction or development within its setting, should require, "*clear and convincing justification*" (Paragraph 200). This paragraph outlines that substantial harm to grade II listed heritage assets should be exceptional, rising to 'wholly exceptional' for those assets of the highest significance such as scheduled monuments, Grade I and grade II\* listed buildings or registered parks and gardens as well as World Heritage Sites.

In relation to harmful impacts or the loss of significance resulting from a development proposal, Paragraph 201 states the following:

*"Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- a. the nature of the heritage asset prevents all reasonable uses of the site; and*
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d. the harm or loss is outweighed by the benefit of bringing the site back into use."*

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

*"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use."*

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

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

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

With regard to Conservation Areas and the settings of heritage assets, paragraph 206 requires Local Planning Authorities to look for opportunities for new development, enhancing or better revealing their significance. Whilst it is noted that not all elements of a Conservation Area will necessarily contribute to its significance, this paragraph states that “*proposals that preserve those elements of a setting that make a positive contribution to the asset (or better reveal its significance) should be treated favourably.*”

Broader design guidance is given in Chapter 12, ‘Achieving well-designed places’. The 2021 NPPF introduces the requirement for local authorities to prepare design guides or codes, consistent with the principles set out in the National Design Guide and National Model Design Code Documents. These should reflect ‘local character’ in order to create ‘*beautiful and distinctive places*’ (paragraph 127).

Paragraph 134 states that significant weight should be given to development which reflects local design polices, and/or outstanding or innovative designs which promote high levels of sustainability or help raise the ‘standard of design’ providing they conform to the ‘overall form and layout of their surroundings.

### **Planning Practice Guidance (PPG) (2019)**

The Planning Practice Guidance (PPG) was updated on 23 July 2019 and is a companion to the NPPF, replacing a large number of foregoing Circulars and other supplementary guidance.

In respect of heritage decision-making, the PPG stresses the importance of determining applications on the basis of significance and explains how the tests of harm and impact within the NPPF are to be interpreted.

In particular, the PPG notes the following in relation to the evaluation of harm: “*in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.*” (Ref ID: 18a-018-20190723).

This guidance therefore provides assistance in defining where levels of harm should be set, tending to emphasise substantial harm as a “high test”.

In relation to non-designated heritage assets, the NPPG explains the following:

*“Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting*



*consideration in planning decisions, but which do not meet the criteria for designated heritage assets.”*

It goes on to clarify that: “A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.”

This statement explains the need to be judicious in the identification of value and the extent to which this should be applied as a material consideration and in accordance with Paragraph 197.

### **Historic England Conservation Principles: Policies and Guidance 2008**

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

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



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

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

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

This advice note sets out clear information to assist all relevant stake holders in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guidance (PPG). These include: "*assessing the*

*significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.” (page 1)*

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

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

Step 1: Identify which heritage assets and their settings are affected

Step 2: Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it

Step 4: Explore ways to maximise enhancement and avoid or minimise harm

Step 5: Make and document the decision and monitor outcomes

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

This document provides guidance on the NPPF requirement for applicants to describe heritage significance in order to aid local planning authorities’ decision making. It reiterates the importance of understanding the significance of heritage assets, in advance of developing proposals. This advice note outlines a staged approach to decision-making in which assessing significance precedes the design and also describes the relationship with archaeological desk-based assessments and field evaluations, as well as with Design and Access Statements.

The advice in this document, in accordance with the NPPF, emphasises that the level of detail in support of applications for planning permission and listed building consent should be no more than is necessary to reach an informed decision, and that activities to conserve the asset(s) need to be proportionate to the significance of the heritage asset(s) affected and the impact on that significance. This advice also addresses how an analysis of heritage significance could be set out before discussing suggested structures for a statement of heritage significance.

**Local Policy**

**Basingstoke & Deane Local Plan (TBC)**

The Council is at the early stages of updating the Local Plan which is a blueprint that will guide development and planning decisions in the borough until at least 2040. The draft Plan will have a borough-wide consultation in January 2024.

### **Basingstoke and Deane Adopted Local Plan (2016)**

The Adopted Local Plan 2011-2029 forms part of the statutory development plan for the borough. It sets out the council's vision and strategy for the area until 2029 and provides the basis for decisions on planning applications. The following policies are relevant:

#### **Policy EM11 – The Historic Environment**

*“All development must conserve or enhance the quality of the borough’s heritage assets in a manner appropriate to their significance. Development proposals which would affect designated or non-designated heritage assets will be permitted where they:*

- a) *Demonstrate a thorough understanding of the significance of the heritage asset and its setting, how this has informed the proposed development, and how the proposal would impact on the asset’s significance. This will be proportionate to the importance of the heritage asset and the potential impact of the proposal;*
- b) *Ensure that extensions and/or alterations respect the historic form, setting, fabric and any other aspects that contribute to the significance of the host building;*
- c) *Demonstrate a thorough understanding of the significance, character and setting of conservation areas and how this has informed proposals, to achieve high quality new design which is respectful of historic interest and local character;*
- d) *Conserve or enhance the quality, distinctiveness and character of heritage assets by ensuring the use of appropriate materials, design and detailing; and*
- e) *Retain the significance and character of historic buildings when considering alternative uses and make sensitive use of redundant historic assets.”*

### **Heritage Supplementary Planning Document (2019)**

The Heritage SPD was adopted in March 2019, It forms an important part of the council's positive approach to protecting and, where possible, enhancing its historic environment. The following policies are relevant:

#### **Policy LB01 – Works to listed buildings: impact on significance**

*“In respect of proposals to demolish (in whole or in part), and/or to alter and/or extend a listed building:*

- a) *it should be demonstrated that such proposals are informed by a thorough evaluation of significance;*

- b) *the nature, extent, design and specification of works, and the methods of construction employed should take account of BS7913: 2013 Guide to the conservation of historic buildings, and should ensure that there is no unjustified adverse impact on significance and/or on the ability to appreciate that significance;*
- c) *building fabric and/or internal and external features which contribute to the significance of a listed building should be retained and conserved;*
- d) *such proposals should not unacceptably reduce the legibility of the historic plan form of a listed building where the plan contributes to significance and/or to an understanding of significance. Further, proposals should not have an unjustified adverse impact on the character and/or proportions of spaces within the listed building which contribute to significance and/or to an understanding of significance;*
- e) *Clear and convincing justification for any harm to, or loss of, significance must be provided, in accordance with paragraph 194 of the NPPF.”*

**Principle LB02 – Works to listed buildings: design**

*“In respect of proposals to alter and/or extend a listed building:*

- a) *Proposals should respond sensitively to the design of the listed building, for example in terms of the pattern of openings within it, its rhythm, massing, dimensions, scale and proportions, its horizontal or vertical emphasis, and the complexity or simplicity, humble nature or grandeur, and formality or informality of its design;*
- b) *A design which competes with the host building and/or which incorporates incongruous features is unlikely to be acceptable.*

**Principle LB03 – Extensions to listed buildings: hierarchy of built form**

- a) *Any extensions to a listed building should, individually and cumulatively, generally be subordinate to the original building, in order to ensure an appropriate hierarchy of built form, and should ensure that significance and/or the ability to appreciate significance is/are not unacceptably eroded or compromised;*
- b) *Extensions should generally be smaller than that part of the building which is of special interest, in terms of both footprint and floor areas; ridge heights should generally be lower and roof spans smaller.*

**Principle LB04 – Works to listed buildings: materials, finishes and construction details**

*Materials, finishes and construction details employed in works of alteration or extension or in repairs to a listed building should respect those of the listed building and/or the local vernacular, and should not give rise to unjustified impacts on the way the building performs as an environmental system and/or to unjustified impacts on its appearance. Natural materials should generally be used for works to a listed building.*

3.6.17 'Natural' materials include tiles and bricks made of fired clay; timber; natural slate, flint and stone; lime; aggregates; and metals such as iron, lead and copper. Historically such materials were often sourced locally. Artificial slates, concrete tiles, uPVC and other modern materials will not normally be acceptable in works to listed buildings.

3.6.22 Roofs to listed buildings, including roofs to extensions, should generally be finished in plain clay tiles, natural slates, thatch or lead, normally as found in the local vernacular and/or the host building, with traditional details such as timber bargeboards; exposed rafter feet; half-round or small angular ridges and/or bonnet tiles to hips, both matching the colour of adjacent work; laced valleys; lead rolls; and lead flashings. The pitches of tiled and slated roofs to extensions to listed buildings should generally be that of the host building or as used in the local vernacular. Extensions to listed buildings which combine areas of flat roof above pitched roofs (sometimes referred to as 'crown roofs') will not normally be acceptable."

**Principle FF01 – Farmsteads, farm buildings and farmhouses: preserving significance, general**

*"In respect of proposals which affect*

- (i) a farmstead which includes a traditional farm building or buildings;*
  - (ii) and/or an historic farmhouse;*
  - (iii) a traditional farm building or buildings; and/or*
  - (iv) an historic farmhouse:*
- 
- a) Buildings, spaces and features which evidence the historic form of a farmstead should be retained and conserved;*
  - b) The legibility of historic relationships between buildings and spaces which are or were once part of a farmstead, and intervisibility between such elements should be maintained or enhanced;*
  - c) New buildings and extensions within the immediate setting of relevant heritage assets should be subordinate to those heritage assets, and the hierarchy of buildings making up a traditional farmstead should be respected and conserved;*
  - d) Development within the immediate setting of relevant heritage assets should be responsive to the layout of a farmstead, and should respect and conserve its essential character.*

*It is noted that exceptions to item I above may be justified on the basis of the needs of modern farming.*

*The council will encourage the reinstatement of traditional landscape features such as boundary treatments, ground surfaces and ponds where practicable."*

**Principle FF02 – Works to traditional farm buildings: preserving significance, general**

*In respect of works to a traditional farm building or buildings (which is/are part or not part of a farmstead), including works associated with conversion to a new use or uses:*

*a) Internal and external features, elements and components of architectural and/or historic interest and/or which contribute to an understanding of the original function(s) of a building should be retained in situ and, where necessary, repaired and/or restored;*

*b) Alterations to the external appearance of a building and/or to its setting and/or to its interior should facilitate an appreciation of the original character and function(s) of the building;*

*c) Where internal spaces contribute to an understanding of the original function of a building and/or to its character and interest, extensive subdivision should be avoided;*

*d) The position and size of original openings should be a key factor in determining the nature of accommodation to be provided within a building: the number of new openings inserted into building fabric should be low;*

*e) Any new openings should be kept to the minimum necessary to ensure adequate daylighting and ventilation of habitable rooms;*

*f) The internal layout of proposals should be planned so that new openings are positioned in locations which will minimise impact on significance. The design and arrangement of new openings and of related components (such as windows, doors and screens) should respond to the character of the building, should not reduce the legibility of the original function(s) of the building, and should preserve the essential character of the building;*

*g) Extensions to a traditional farm building should be modest in size relative to the original building, and should respond sensitively to the original character and form of the building.*

**Principle FF03 – Works to traditional farm buildings: Preserving significance, materials and detailing**

*“In respect of works to a traditional farm building (which is, or is not part of a farmstead), including works associated with conversion to a new use or uses:*

*a) Materials and finishes and detailing shall be chosen to complement the materials and finishes of the building as originally constructed and, generally, those used in the local vernacular, to ensure that the essential character of the building is preserved and enhanced;*

*b) Natural materials shall generally be used in work visible externally.”*

## APPENDIX 2

# STATUTORY LIST DESCRIPTIONS

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### Heywood Farm – Grade II

Date Listed: 17<sup>th</sup> October 1984

*C17, C18. L-shaped block, with arms of each period. Two storeys, irregular fenestration. Tile roof, brick-moulded verge to gable, to which is attached a massive stack, with tapered weatherings behind stepped walling. Exposed framing, with brick infill and other walling in red brickwork of English bond, with some hood-moulds in the gable. Casements, large French windows and a ground-floor bay to the later wing. Later glazed porch set between existing and former stacks.*



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