

## HERITAGE TECHNICAL NOTE

### SCHOOL CLOSE, BAMPTON, MID DEVON

#### Introduction

This Heritage Technical Note has been produced by Cotswold Archaeology, a Registered Organisation with the Chartered Institute for Archaeologists (CIfA). It addresses an area of land at Nos 1-21 School Close, Bampton, Mid Devon (see Fig. 1, below).

The purpose of the Note is to summarise the heritage assessment work that Cotswold Archaeology is carrying out for the Site, and to provide an initial brief summary of the likely most pertinent heritage considerations.

#### The Site and designated heritage assets

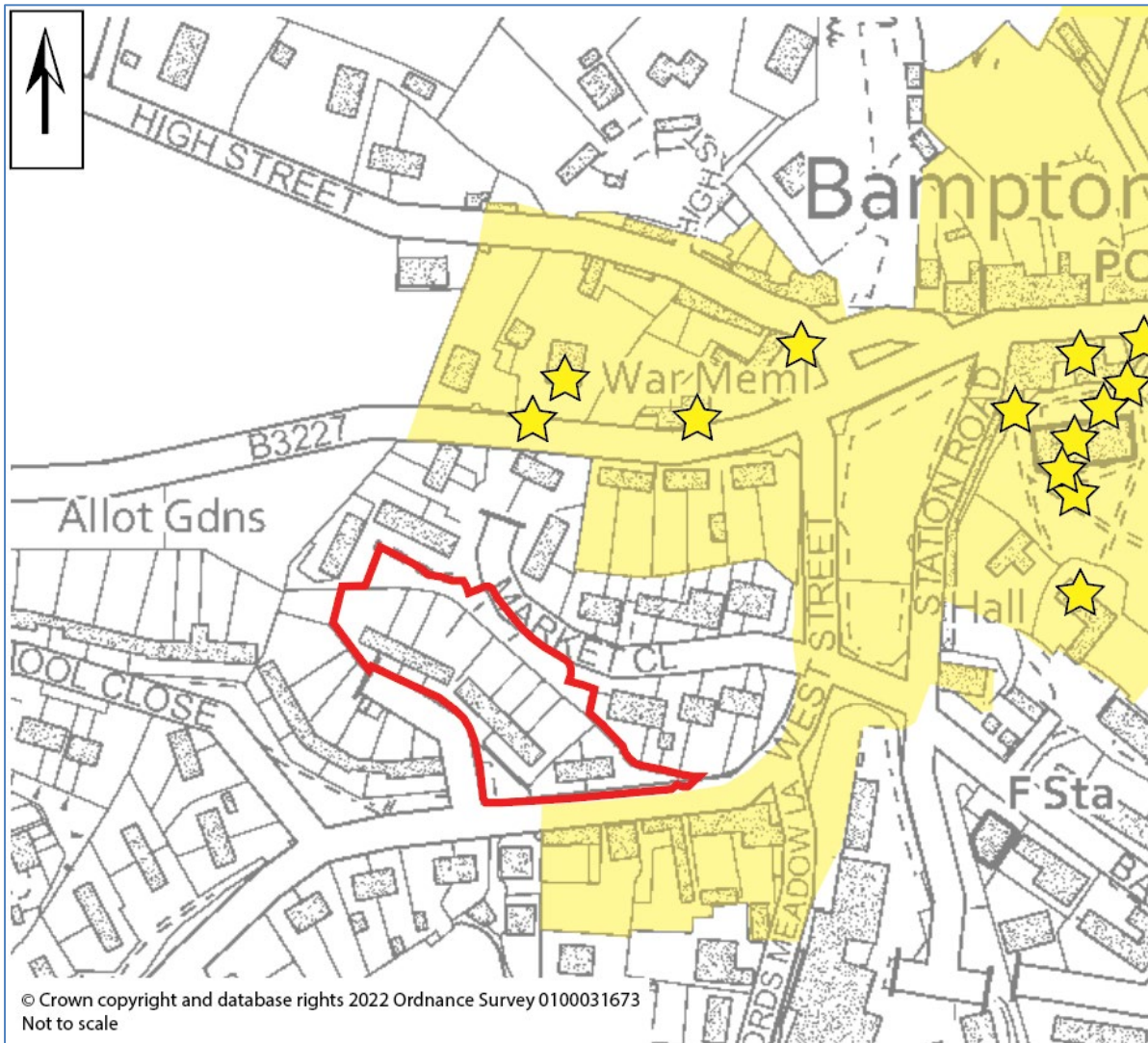
No designated heritage assets are located within the Site.




The Site lies to the west of the historic centre of Bampton. It lies outside of the Bampton Conservation Area, as illustrated on Fig. 1. The key focus of listed buildings lies in the central part of the town, particularly along the historic Luke Street and Castle Street. The castle itself is a Scheduled Monument which lies beyond the area illustrated on Fig. 1 at the eastern end of Castle Street. In the environs of the Site, a key focus of listed buildings is at the Grade I listed Church of St Michael and All Angels (immediately east of Station Road), including the gates to its churchyard and several headstones.

Four listed buildings are situated between South Molton Street and the High Street, in that part of the Conservation Area which lies north of the Site. These include the Grade II listed house of Bowdenhayes, and its garden wall, gates and railings; No. 3 South Molton Road; and Bampton War Memorial Cross.

The Conservation Area also extends along West Street (immediately south of the Site) to include a number of older buildings on the south side of the street. A number of these are

illustrated on 19<sup>th</sup>-century maps (including the 1889 Ordnance Survey map 1<sup>st</sup> Edition) but are not listed buildings.



-  Site
-  Bampton Conservation Area
-  Listed building

**Fig. 1: Summary of the Site and designated heritage assets**

No Scheduled Monuments or Registered Parks and Gardens are situated within the close environs of the Site, in the area illustrated on Fig. 1.

### **Non-designated heritage assets and the Mid Devon Local Heritage Assets Register**

The Council has prepared a list of heritage assets that, although not identified as 'designated

heritage assets', are considered to be locally important. The ongoing Historic Environment Desk-Based Assessment (see below) will include review of this list, as well as numerous other sources regarding potential 'non-designated heritage assets'.

### **Archaeological remains**

The ongoing Historic Environment Desk-Based Assessment will include an assessment of known and potential below-ground archaeological remains. A full search of the Devon Historic Environment Record (HER) is being carried out for the ongoing work. Initial review of the HER online at the Know Your Place heritage resource does not identify any recorded archaeological monuments within the Site.

The 1889 Ordnance Survey map indicates that the Site lay in an area of enclosed agricultural fields at that time, much of it within orchard.

### **The existing buildings within the Site**

Current information indicates that the structures in the Site are post-war houses, and not likely to comprise 'heritage assets' in and of themselves. A 'level 1' assessment (with reference to the Historic England guidance 'Understanding Historic Buildings' 2017) will be carried out as part of the Historic Environment Desk-Based Assessment. This is a basic record, and is designed to identify whether buildings may potentially hold any heritage significance, and, if so, whether any further more detailed survey is required. This is not currently anticipated.

### **The Historic Environment Desk-Based Assessment**

As noted, Cotswold Archaeology has been commissioned to carry out a Historic Environment Desk-Based Assessment for the Site. The scope of the report will cover all aspects of the historic environment, including the 'setting' of heritage assets and archaeological remains.

The assessment will be produced in the framework of the following key heritage statute, policy and professional guidance:

- Planning (Listed Buildings and Conservation Areas) Act 1990
- NPPF (Chapter 16 The Historic Environment)
- The Mid Devon Adopted Local Plan
- Chartered Institute for Archaeologists Standard and Guidance for Historic Environment Desk-Based Assessment
- Historic England Advice Note 12 Statements of Heritage Significance

- Historic England Advice Note 17 Planning and Archaeology
- Historic England Historic Environment Good Practice Advice in Planning 3: The Setting of Heritage Assets
- Historic England A Guide to Good Recording Practice: Understanding Historic Buildings

### **Initial conclusions on the proposals**

The proposals are for the demolition of the existing post-war houses in the Site, and replacement with a combination of 2 and 3 storey new houses, gardens, car parking spaces and associated landscaping. As noted, current ongoing work will fully assess potential physical effects (upon archaeological remains) and non-physical effects (upon the setting of the Conservation Area and listed buildings). Current information indicates that the Site has a 'capacity for change', and that redevelopment of the Site is likely attainable, subject to final design, without significant harm to heritage assets. The buildings which are currently within the Site are not anticipated to be of heritage value themselves, and currently reviewed sources do not indicate known archaeological remains below-ground. The effect of the proposals on the 'setting' of the Conservation Area will be closely assessed in the final report. It is noted at this stage that the existing buildings in the Site are not likely to contribute positively to the designated area.

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