



The Old Vicarage, Woodbury Salterton

Heritage Statement

December 2023



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LOCATION:	Woodbury Salterton, Devon	DATE:	Dec 23
Limitation of use:	For listed building application	QA: check by	LM
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1.0 Introduction

1.1 Purpose of Statement

This document is a heritage assessment, building appraisal prepared for use as a supporting document for planning and listed building applications in accordance with the National Planning Policy Framework (NPPF): Conserving and enhancing the historic environment 189 which states:

“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.”

The NPPF requires only that significance is suitably assessed by the applicant, and does not prescribe a format or title for analyses of heritage significance and/or impact.

The NPPF defines significance as ‘the value of a heritage asset to this and future generations because of its heritage interest’. Such interest may be archaeological, architectural, artistic or historic’ and it may derive ‘not only from a heritage asset’s physical presence, but also from its setting’ Significance is what conservation sustains, and where appropriate enhances, in managing change to heritage assets

Historic England Advice Note 12 (2019) ‘Statements of Heritage Significance: Analysing Significance in Heritage assets’ states:

“It therefore follows from the NPPF requirement that an understanding of significance must stem from the interest(s) of the heritage asset, whether archaeological, architectural, artistic or historic, or a combination of these; and that this understanding:

- must describe significance following appropriate analysis, no matter what the level of significance or the scope of the proposal;
- should be sufficient, though no more, for an understanding of the impact of the proposal on the significance, both positive and negative; and

- sufficient for the LPA to come to a judgment about the level of impact on that significance and therefore on the merits of the proposal.

Proportionality (see also Appendix 8.6)

The NPPF requires that the level of detail given in a statement of heritage significance is proportionate to the impact of the proposal. However, while that analysis should be as full as necessary to understand significance, the description provided to the LPA need be no more than sufficient to understand the potential impact of the proposal on significance.

The aim of the heritage assessment is to present information on the extent, character, date, integrity and state of preservation of heritage assets present and potentially affected by the proposed development. The assessment will describe the character of the building and its contribution within its wider context. The assessment will compare the proposals with identified heritage assets and state why these will not be detrimentally affected. For those heritage assets identified as being at risk from the proposed development, a suitable mitigation strategy will be suggested to minimise that risk.

The statement need only give sufficient confirmation of significance for the LPA to assess impact adequately, in order that they may make an informed planning decision on the application.

1.2 Authorship

The views and recommendations expressed in this report are those of hmad architects and are presented in good faith on the basis of the professional judgement and on information available at the time of preparing this document.

This document has been prepared by Jill Himsworth BSc (Hons) BArch PGDip ArchCons RIBA and has been checked by Matthew Rayner, an Architect accredited in conservation with The Register of Architects Accredited in Building Conservation (AABC).

1.3 Executive Summary and Justification Statement

The proposed scheme presents an exciting opportunity to secure significant capital investment into the preservation, repair and improvement of this elegant listed building. The objective is to create a comfortable family home fit for the 21st Century, achieved by the revealing, repairing, preserving, and enhancing of the historic features and significance of the property alongside a modest single storey extension to provide a new kitchen family room.

The property has recently changed hands and the current owners have embarked on a robust and thorough investigation in order to understand the building and its fabric.

hmad architects have been appointed to advise and formulate proposed works which will address the following three interlinked core objectives (outcomes) of the project:

1) Repair Works: Safeguarding the heritage asset by obtaining consent for a scope of repair works to address the lack of historic maintenance;

2) Enhancement Works: Enhancing the heritage asset by reversing, removing and replacing unsympathetic works previously carried out to achieve a more appropriate result;

3) Adaptation Works: Securing the optimal sustainable outcome for the building as a family home by allowing it to be adapted so it is relevant and fit for 21st Century family living.

Dealing with each in turn:

1) Repair works:

A comprehensive schedule of works to repair the existing fabric generally;

- repointing,
- roof repairs,
- rainwater goods repairs,
- joinery repairs,
- internal wall repairs,
- plaster repairs to walls and ceilings.

2) Enhancement Works:

- addressing the damp issues and the implementation of mitigation measures against damp, including improving sub floor ventilation, and external works to improve adverse levels adjacent to the house;
- the renovation of existing fabric and introduction of thermal efficiency enhancements;
- replacement of low quality UPVC windows and softwood windows and doors with high quality windows and doors;
- replacement of electrical services;
- installation of whole house heating system including wood burners;
- installation of PV panels and air source heat pumps;
- partial recovering of roofs to address poor quality patching.

3) Adaptation Works:

- Minor internal re-ordering works, the proposals are to use the existing accommodation with minor reconfiguration and enhancements to usability of the existing spaces commensurate with modern living standards and requirements;
- Modest single storey extension to provide a new kitchen family room.

1.4 Conclusion

The proposals have been carefully considered and prepared by an experienced architect accredited in Conservation by the AABC and in their professional opinion carrying out the works proposed would on balance be beneficial to the heritage asset and would not cause harm.

The Heritage Statement and impact assessment submitted with this application has been prepared by a Conservation Architect and examines and address the impact of each proposed intervention against the heritage values of the building.

2.0 Scope of Study and methodology

In the preparation of this assessment reference was made to the sources noted below.

In addition to this desktop research and site assessments and evaluations were undertaken by a Conservation Accredited Architect who specialises in the conservation and adaptation of heritage assets.

2.1 Information sources

Source(s)	Checked
The National Heritage List for England (NHLE) https://historicengland.org.uk/listing/the-list/	Y
The Heritage Gateway: www.heritagegateway.org.uk	Y
Devon Archives and Records Service, Devon archives and local studies. https://swheritage.org.uk/devon-archives/	Y
Archaeological records (Devon Historic Environment Record (HER))	Y
National Planning Policy Framework (NPPF): https://www.gov.uk/government/publications/national-planning-policy-framework--2	Y
NPPF Planning Practice Guidance: https://www.gov.uk/government/collections/planning-practice-guidance	Y
East Devon Local Plan	Y
Conservation Area Character Appraisal (if available):	N/A
Landscape Character Assessment (if available):	Y
Historic survey maps: https://maps.nls.uk/geo/explore/side-by-side	Y
Building Histories: https://www.buildinghistory.org/buildings/farms.shtml	Y
Pevsner: The buildings of England	Y

2.2 Pre-Application Advice

None available due to Local Authority.

3.0 Understanding of Location, Setting and Views and description of the building's exterior and interior

3.1 Location:



Fig 1 – Aerial Photograph of the centre of Woodbury Salterton. The Vicarage (1) was designed to group picturesquely with the school (2) and the church (3).

The mature trees to the rear of the school site and within the church grounds mean that although the church, school and vicarage were designed to form a picturesque group, the vicarage is no longer visible from the road. The gate piers to the vicarage driveway are visible in the street scene between the church and the school.



Fig. 2 – Street View extracted from google maps, Woodbury Salterton 2011, downloaded Oct 2023. The brick gate piers to The Vicarage are visible at the centre of the image but the existing mature trees shield views of the house.

3.2 Setting and Views:

The Joint Landscape Character Assessment for Devon places the landscaped setting in category 3E – Lowland Plains, comprising of ‘the gently sloping/ undulating land which surrounds the valley floors. This is a medium-large scale settled landscape, with villages and farms displaying a variety of building materials, ages and styles. These include the coastal villages of the Exe Estuary, inland villages and occasional estate farms. Much of the LCT remains rural but parts are influenced by new development at Cranbrook and Exeter Airport, and along transport routes. Fertile red soils are a characteristic and are particularly noticeable where arable land use is dominant. There are surviving pockets of traditional orchards, and areas of pasture, paddocks and small woodlands. Fields are generally surrounded by wide hedgerows, often with mature hedgerow oaks, although some hedgerow loss has occurred. Surrounding higher land provides the visual backdrop, and offers views over the Lowland Plains’¹.

Woodbury Salterton is mentioned in Pevsner’s ‘Buildings of England’. Pevsner writes ‘A hamlet of Woodbury, where the ‘eye is gladdened by a group of ornamental buildings’ (Freeman’s Exmouth). They were the gift of Miss Marianne Pidsley of Greendale’.² Pevsner asks of Woodbury Salterton Church, constructed 1843-4, ‘Was Hayward the architect?’. The school has a slim clock /bell turret dated 1847, ‘still *cottage orne* tradition rather than domestic ecclesiological’. Pevsner writes that the bargeboarded Old Vicarage of the same date completes the group.

Miss Pidsley was a local benefactor in Greendale. During the early part of the nineteenth century the settlement was just a scattering of farms and cottages. She was concerned about the neglected state of the village, and being a devout Christian she decided to do something about it. She paid for the building of the church, school, vicarage and the well beside the Village Road using stone salvaged from the demolished St. Thebold’s tithe barn in Woodbury. The church was erected first in 1844. The church was consecrated in 1844 when Woodbury Salterton became an ecclesiastical parish distinct from Woodbury. The vicarage is believed to have been completed in 1845, and the school in 1847. Miss Pidsley died in 1847 aged 42.

Fig. 3 below, showing an etching, artist unknown, is believed to date from the late 1850s. (possibly this is the engraving from Ursula W Brighouse, Woodbury, A View from the Beacon, (1981), p.159. referred to in the listing.)



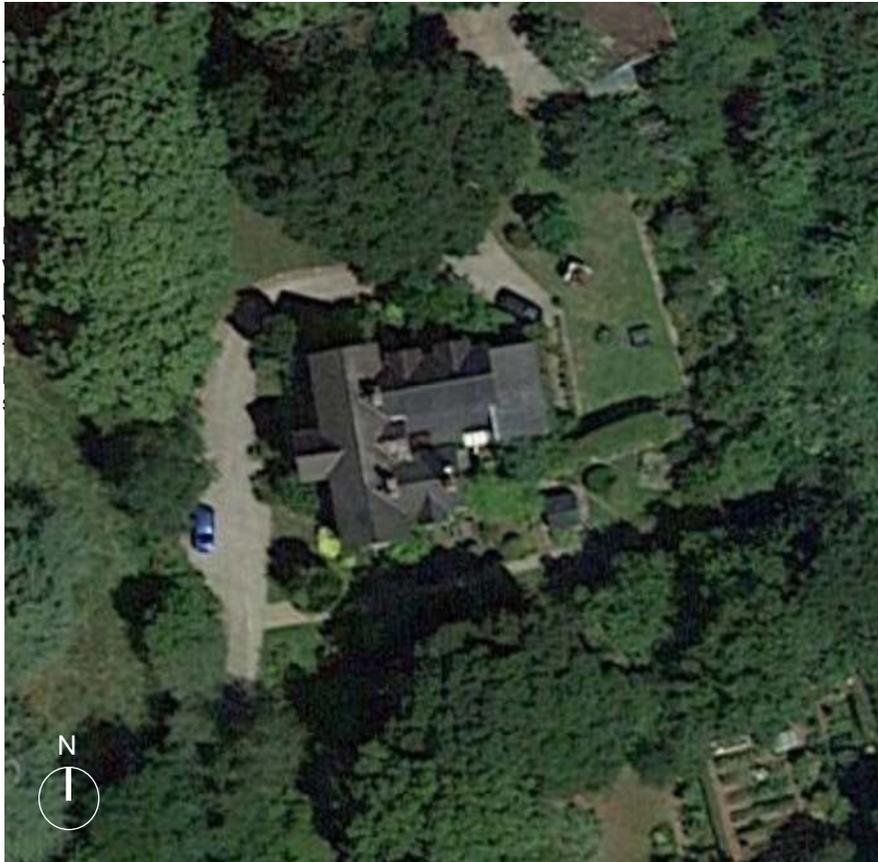
Fig. 4 above: a similar view today shows the relationship between the three buildings obscured by mature trees.

¹ East Devon and Blackdown Hills Landscape Character Assessment, DCC, EDDC, March 2019, P.58

² The Buildings of Devon, England, Nikolaus Pevner and Monica Cherry, Penguin books 1899, p.919.

3.3 Description: External (refer to Appendix 9.1.1 for the Listing)

Fig. 5 – Aerial Photograph of The Old Vicarage



The principal symmetrical elevation of the houses faces west and is approached by the long winding driveway from



Fig 6 (Above): - West facing entrance elevation.

The centre bay projects forward of the main elevation, and has highly ornamental bargeboards to the gable and oriel windows above the front entrance. There are projecting bay windows to the ground floor either side of the entrance door (partially obscured by vegetation). Windows have stone surrounds and transoms. The walls are predominately constructed of a buff coloured brickwork in a Flemish bond.

Fig 7 (Right) – Main entrance door

Chamfered stone arch to the front door with two square headed lancet windows. There are also attractive cobble sets to the front path. The stone arch is a similar shape to the church front door, and to the chancel arch within the church itself.





Fig. 8 (Above): - North elevation with projecting two storey bay window to the main range and two smaller gabled projecting bays. The gables have deep overhangs, with ornamental brickwork dentils between and stone surrounds to windows and stone corbels to the eaves.

Fig. 9 (Right):- South elevation. There is another projecting bay at ground floor to the main range, with a two light window above, and a lancet to gable wall. The windows currently fitted within the house are from a variety of periods as detailed later in the report. The two ground floor doors to the south elevation have been fitted with secondary glazing outside of the line of the earlier metal framed windows and detract from the architectural character of the building. Many of the ground floor windows are also fitted with internal shutters which are just evident in the photograph to the right. The roofs have also been recovered at various points and now comprise of a mixture of natural, artificial and asbestos slates.





Fig. 10 (Above):- The rear range, which faces east, comprises small service rooms which has a monopitch slate roof. The service rooms are also a lower vertical scale to the rest of the building. There is also a change in material to red brick to the rear elevation of the building, which continues around the rear elevations of the two taller gables to the main building. This would suggest that the red brick is of less architectural significance than the buff bricks used on the main south, west and north facing elevations of the main house, and its use on the rear facing elevation of the building would mean it would have been out of sight. The windows to the north elevation are much simpler timber casement windows, of various ages.

Given the proportions of the window joinery the first floor windows are likely to be early C20th, whereas the ground floor windows are probably mid to late C20th. The building has simple timber barge boards as opposed to the relatively elaborate details seen elsewhere on the roof. The change in the brick type can be seen in Fig. 10 and Figure 10a.

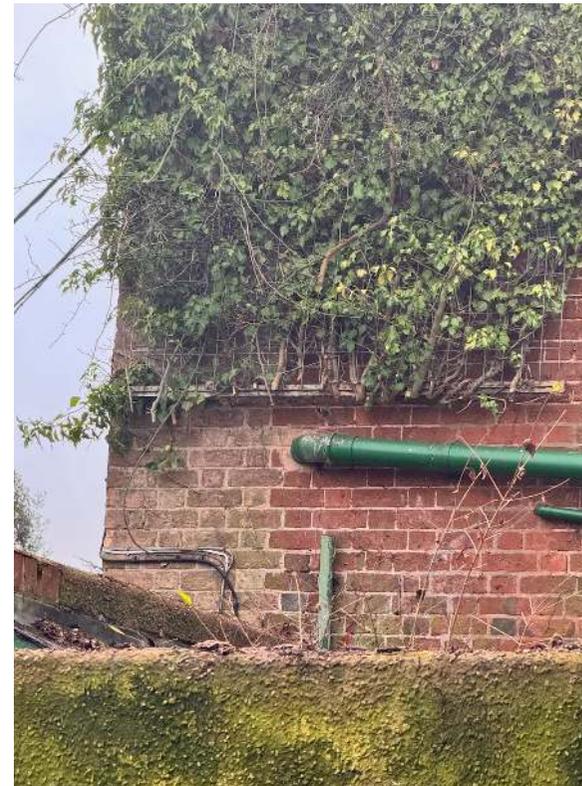


Fig. 10a Photo of part east elevation showing transition between buff brick and red brick



Fig. 11 also shows the chimneys having been truncated at some point since the engraving of the church, rectory and school was undertaken. The historic image shows each chimney with double stacks projecting from the roof, whereas they are now with only single stacks projecting from the original wider brick base penetrating the roof.

3.4 Description: Internal (refer to Appendix 9.1.1 for the Listing)

Ground floor

The building is a double-depth plan with the principal front room arranged symmetrically on either side of the entrance hall. The reception rooms retain a lot of architectural detailing; deep skirtings, picture rails, cornicing, panelled doors and window shutters, and mouldings to window reveals. The right-hand reception room has a marble fire surround with cast-iron inset.



Fig. 12 (Left): Stone mullioned windows to reception rooms with decorative panelling to top reveal and panelled shutters. Windows fitted with secondary glazing and uPVC double glazed opening lights which detract from the aesthetic and architectural significance of the building.



Fig. 13 (Top right): Left hand reception room, circa July 2023



Fig. 14 (Bottom right): Right hand reception room, circa July 2023

First floor

At first floor the bedrooms are arranged around the relatively grand staircase. Like the ground floor, the rooms have panelled doors but other than that are far simpler in their detailing, with simple skirting boards being the only joinery within the rooms. The first floor bedrooms have all had their fire surrounds removed and fire places infilled at some point in the building's history.

The landing has been the subject of a large amount alterations, with a two arched openings which are not part of the original fabric. The pine boarding to the ceiling is also a modern intervention that is not in keeping with the architectural and historic character of the house.

Fig.15 (Bottom left): Right hand first floor bedroom, circa July 2023

Fig. 16 (Bottom right): First floor landing, circa July 2023



Fig. 17: One of the rear bedrooms within the main house, circa July 2023



4.1 Map progression

FIGURE 18: Woodbury Salterton Tithe Map 1841

This shows the village just prior to the construction of the Church, School and Vicarage



FIGURE 18

Historic site plan owned by the current owner of The Old Vicarage, dated 1866, showing the relationship between the church, school and vicarage.



FIGURE 20: Devon LXXXI.14
Surveyed: 1888, Published: 1889

The Vicarage is the building to the east of the school. The school was built on the site of Bridge Farm, which can be seen on the earlier Tithe map prior to its demolition to make way for the school site.

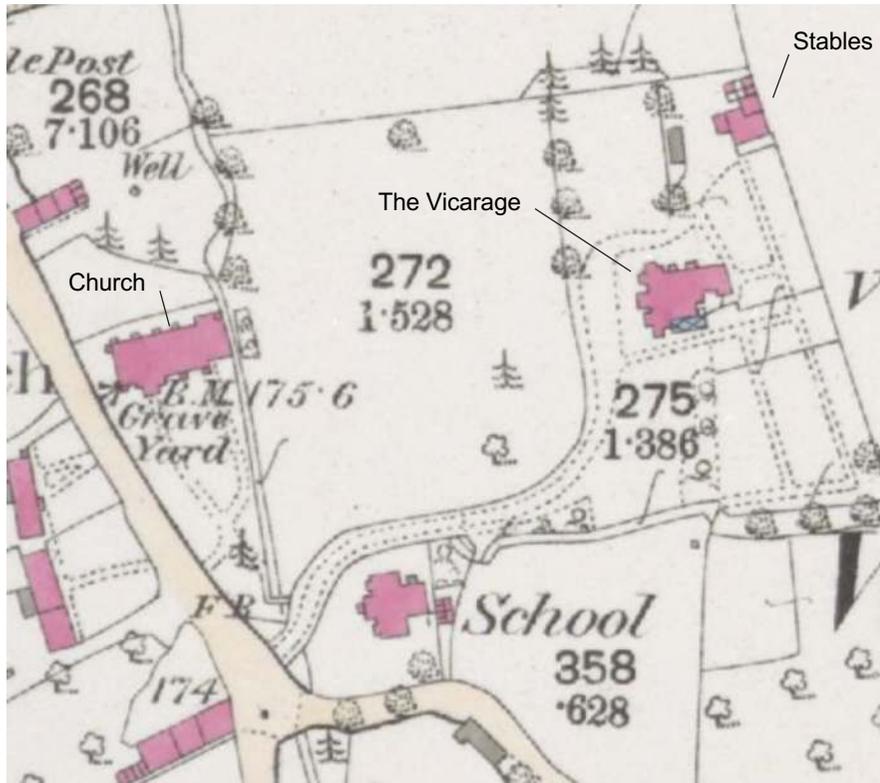
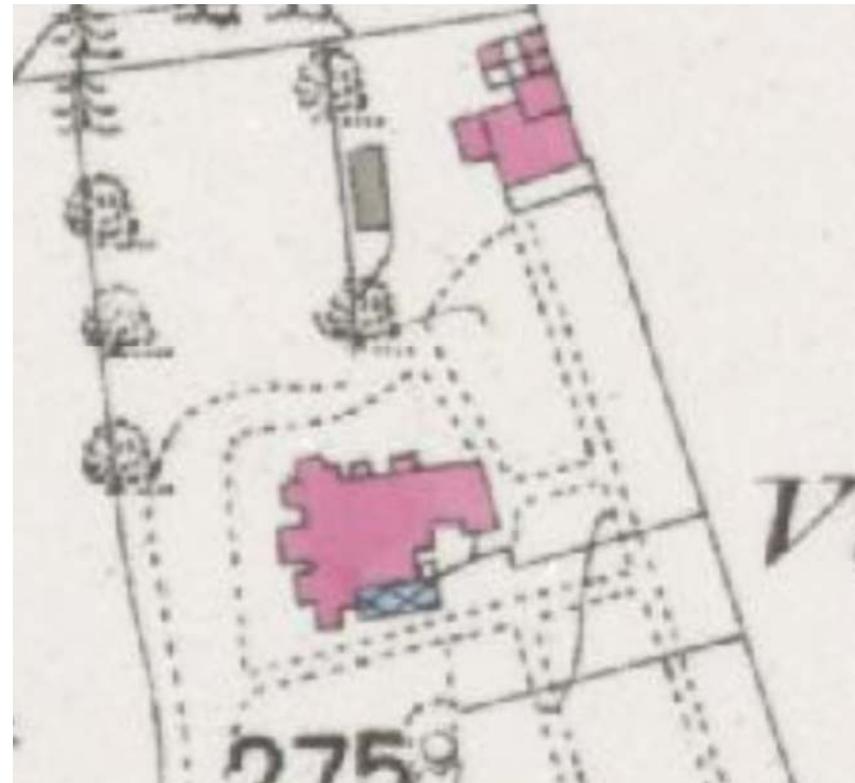


FIGURE 21: Devon LXXXI.14
Surveyed: 1888, Published: 1889

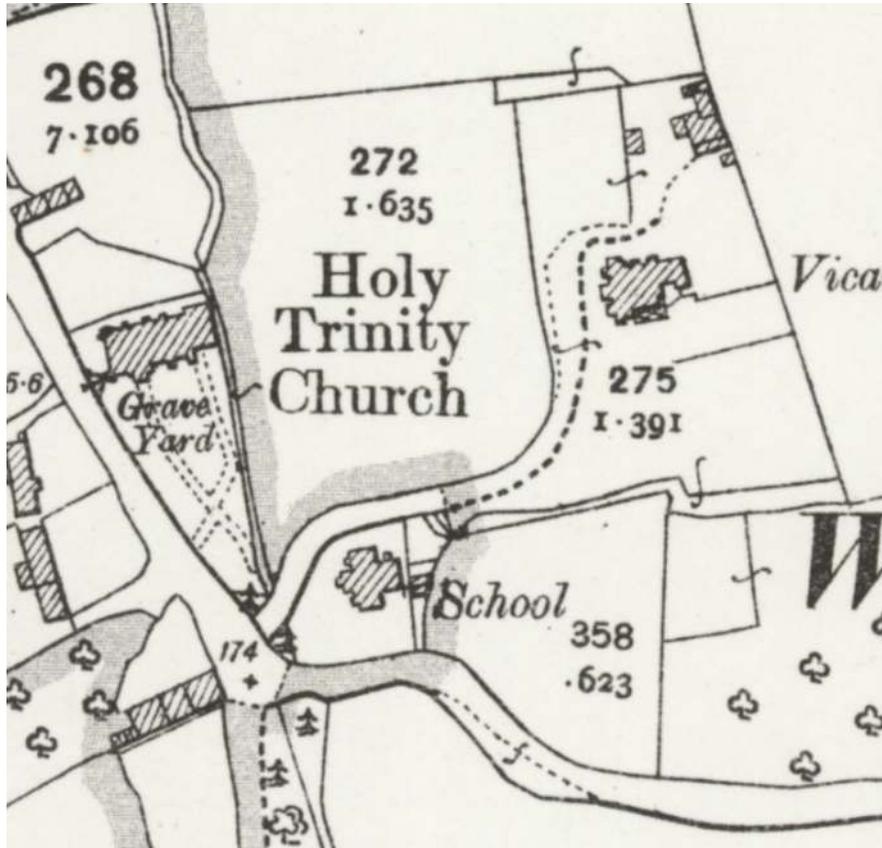
Detail from first edition ordnance survey map showing The Old Vicarage.



B hatched area denoting a glazed structure to the south elevation which must have been added between 1866 and the date of the first survey carried out in 1888.

FIGURE 22: Devon LXXXI.14
Surveyed: 1903, Published: 1905

The 1905 second edition Ordnance survey map shows no change to the building footprint between the dates of 1888 and 1903.



4.2 Historical Development Drawings

Figure 23

The plan which is displayed within the existing house shows the first floor plan of the house dates from 1866, although this does appear to have been subsequently edited by hand to add a first floor extension behind the staircase.

The room labelled as WC has been enclosed to form a cupboard and the right hand rear bedroom has been subdivided with modern studwork partitions to form two bathrooms.

The principal changes have been to the window treatments, as shown in the phasing diagram.

The building also suffered fire damage on 15th October 2003, resulting in the repair of the east facing gable wall, some of the roof and renovation of the internal finishes.

Overleaf is a detailed assessment of the likely phasing of the house and notes on significance, for both the ground and first floor plan of the property.

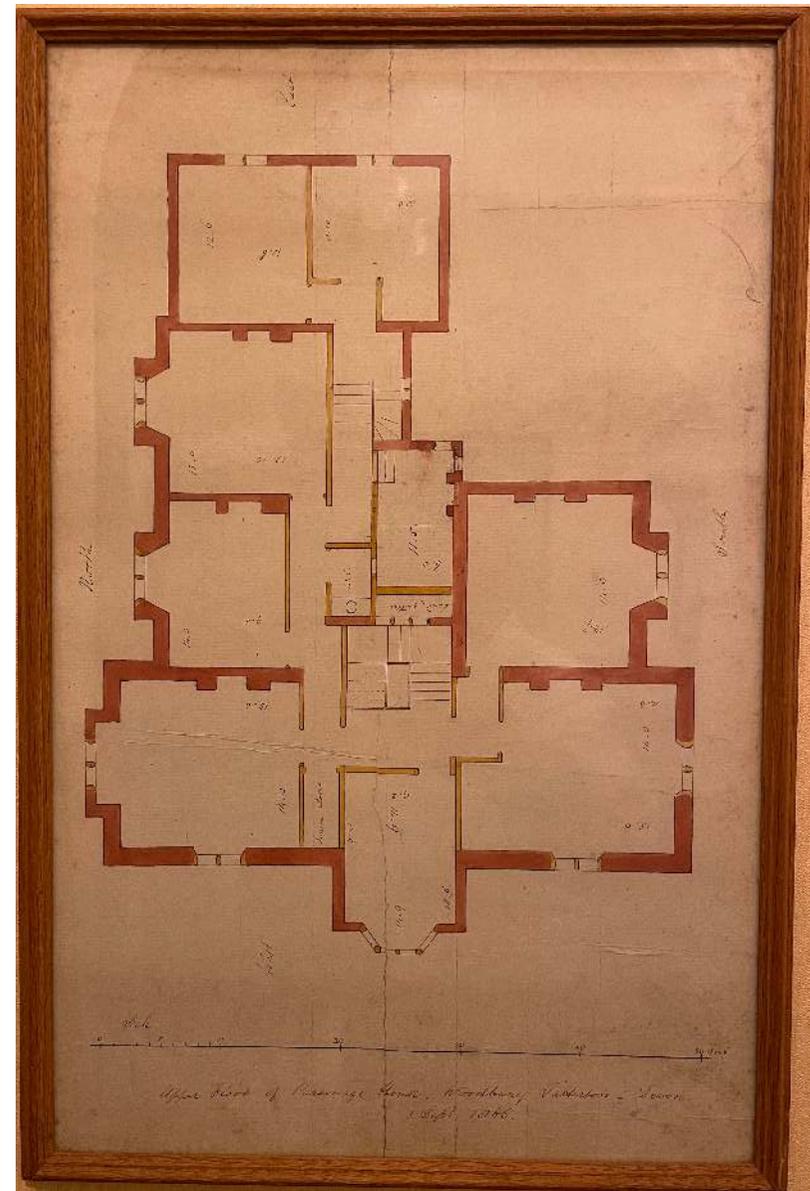


Fig. 24 Ground floor phasing analysis

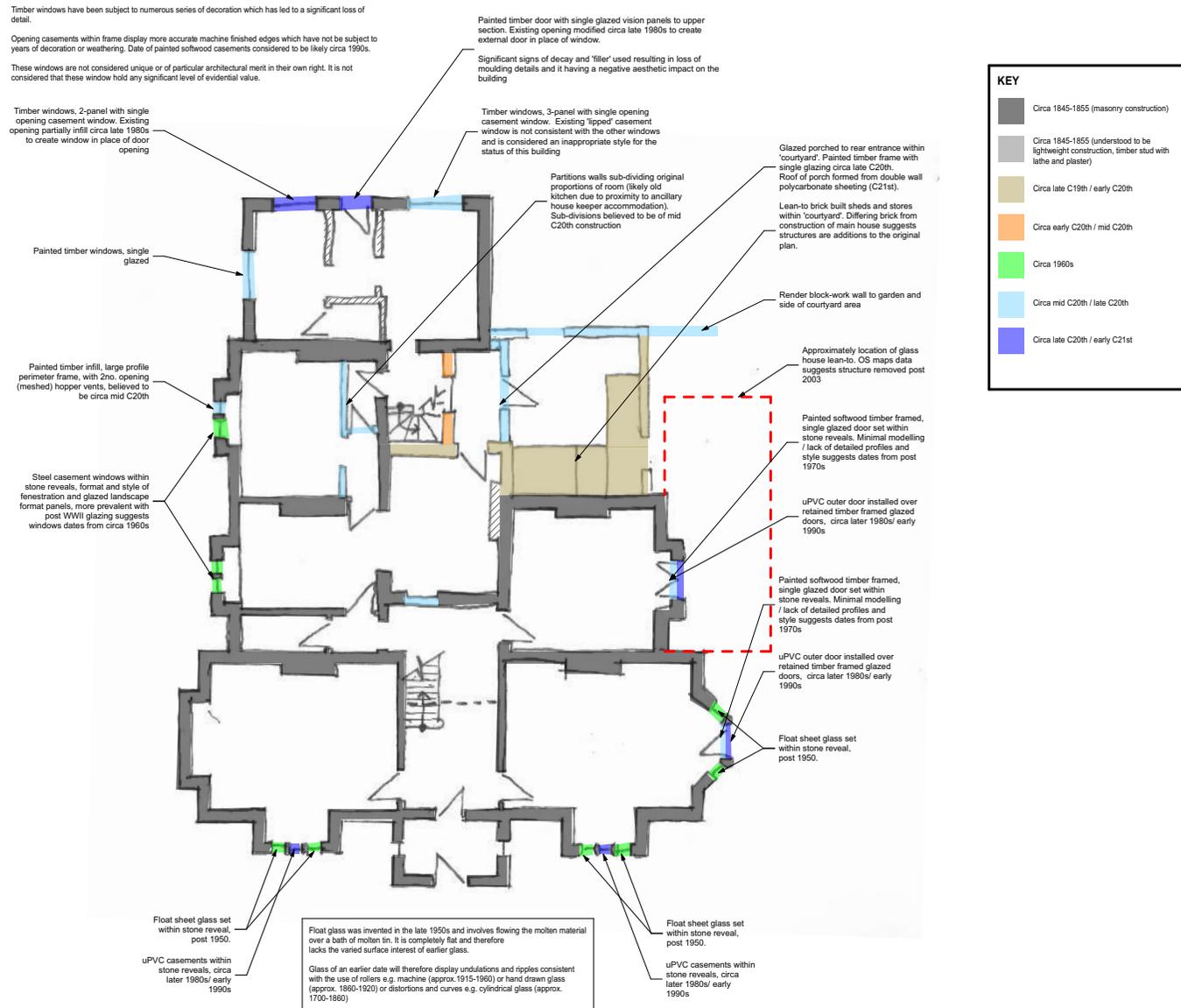
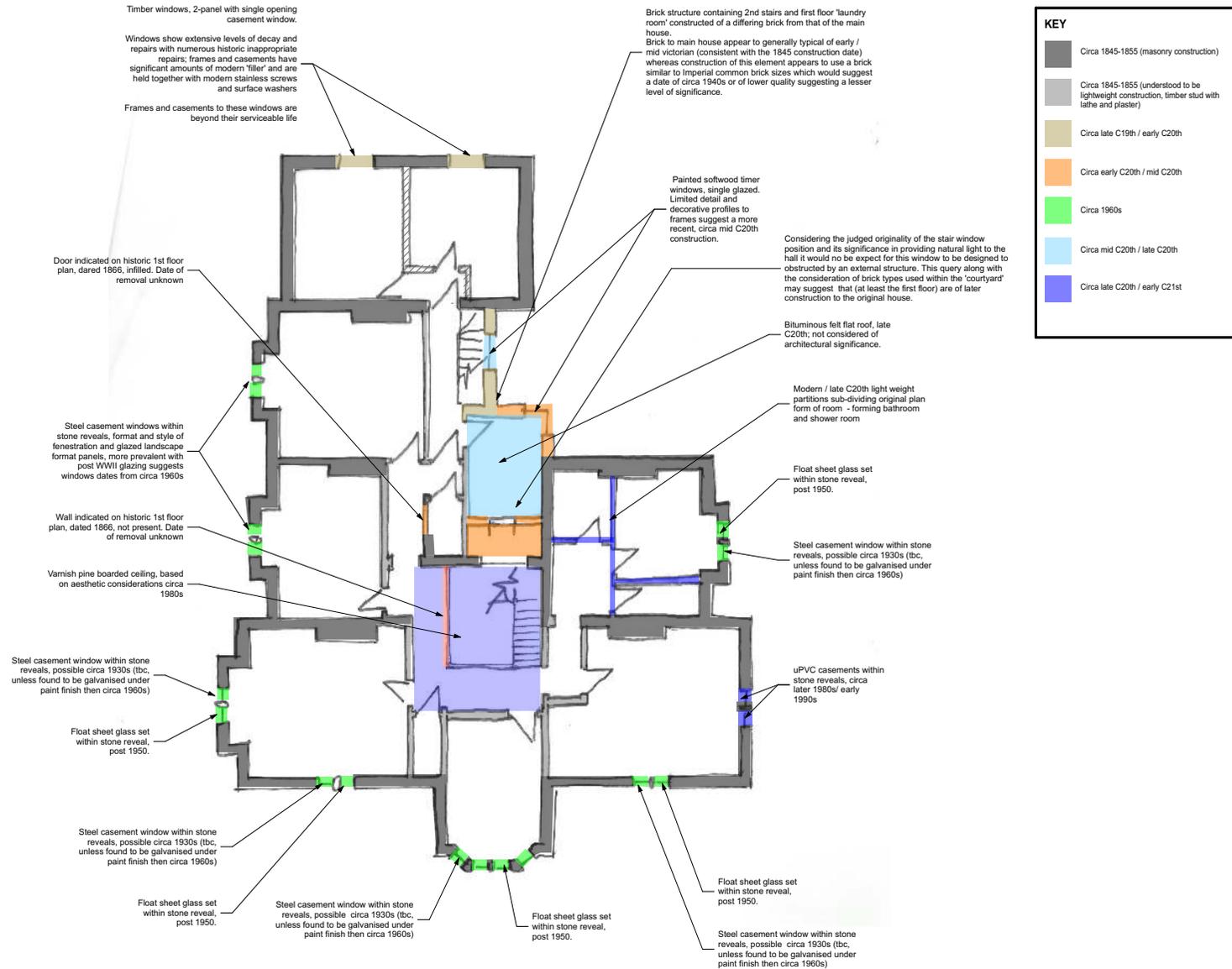


Fig. 25 First floor phasing analysis



5.0 Evaluation of Significance (see Appendix 9.4)

Our assessment is that by virtue of the building being Grade II listed then according to the criteria it should be considered of MEDIUM significance.

6.0 Assessment of Significance

6.1 Methodology and criteria (see Appendix 9.5)

The overall significance of the property has been considered against the 4 heritage values characterised by Historic England of **evidential, historical, aesthetic, and communal**. These values are taken from English Heritage's (now Historic England) Conservation Principles and Guidance (2008).

Assessments often result in the significance being attributed to a combination of these heritage values:

6.2 Evidential value: *(the potential of a place to yield evidence about past human activity).*

The tithe map indicates that the land was previously undeveloped prior to the construction of The Old Rectory.

Marianne Pidsley's inherited wealth together with her religious altruism enabled her to provide the church, school and drinking well for the benefit of the inhabitant of Woodbury Salterton, and the buildings remain as a testament to this fact.

The Old Vicarage has undergone several changes to elements of the building, such as the windows and the roof coverings, but much of the external fabric and internal plan form has been retained as Miss Pidsley originally envisaged.

The building therefore has medium evidential value.

6.3 Historical value: *(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).*

The patronage provided by Marianne Pidsley means that The Old Vicarage, with the Church and School, play an important part in the history of the village of Woodbury Salterton. Prior to the construction of the three buildings, the village consisted of a few farm buildings and cottages, which only became to be a village in its own right distinct from Woodbury following the construction of the church.

The Old Vicarage is therefore historically significant in terms of its position at the centre of the story of the origins of the village of Woodbury Salterton. The high status of the building also tells us about the high status conferred upon religion through the provision of high status accommodation for the clergy.

The building therefore has medium historical value.

6.4 Aesthetic Value: *(the ways in which people draw sensory and intellectual stimulation from a place).*

The architecture of the church, vicarage and school building all bear similarities which give a visual clue as to their joint patronage. As expected the church shows the highest level of detailing and ornamentation to window and door openings, with intricate stone carving and bible texts engraved into stone buttresses. Stone mullioned windows are seen across the three buildings. The front door shape of the Vicarage, with its chamfered gothic arch, reflects the main entrance door to the church. All around the building, the detailing such as projecting bays, lancets to gables, the use of stone corbels, brickwork detailing and the intricately detailed barge boards to the front elevation add to the character and high status of the architecture of the building.

The building therefore has medium aesthetic value.

6.5 Communal value: *(the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory).*

The vicarage was originally designed to group picturesquely with the school and parish church. To a large extent this grouping has been lost visually because of the mature trees which now surround the church and vicarage sites, but the connection between the buildings still exists in their shared association. The use of the building as the former Vicarage also gives it a particular connection to the church as a whole.

The building therefore has medium communal value.

7.0 Legislation and Guidance

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

Where applicable brief commentary and notes on the consideration of the policies are included.

NPPF Planning Practice Guidance: https://www.gov.uk/government/collections/planning-practice-guidance
East Devon Local Plan: https://eastdevon.gov.uk/media/1772841/local-plan-final-adopted-plan-2016.pdf

7.1 Listed Status and Description / Designation (See appendix 9.1.1)

The Old Vicarage is a grade II listed property protected under the Planning (Listed Buildings and Conservation Areas) Act 1990.

7.2 National Planning Policy NPPF Context (see appendix: 9.2.1)

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Paragraphs: 189, 194, 195, 197, 199, 200, 201, 202, and 206.

7.3 Local Planning Policy (see appendix: 9.2.2)

East Devon Local Plan 2013 – 2031

EN8 - Significance of Heritage Assets and their Setting

EN9 - Development Affecting a Designated Heritage Asset

7.4 Conservation Area Appraisal:

The building does not sit within a conservation area.

7.5 Heritage guidance:

Methodology and Evaluation Criteria: Assessing Heritage Values:

Historic England Guidance contained in CONSERVATION PRINCIPLES POLICIES AND GUIDANCE FOR THE SUSTAINABLE MANAGEMENT OF THE HISTORIC ENVIRONMENT 2008 pub. English Heritage.

Historic England Advice Note 12 (2019) 'Statements of Heritage Significance: Analysing Significance in Heritage assets'

8.0 IMPACT ASSESSMENT

8.1 Proposed Adaptation Works

The scope of these works are the proposed internal re-ordering and the new single storey extension. The proposals have been considered to be mindful to minimise any negative impacts on the significance of the existing house, and its setting.

Reordering Works Approach:

The proposals are constrained to areas of the plan which have lower significance and will therefore have less impact on the heritage value and important historic fabric.

The siting of new works and extensions have been deliberately positioned away from the principal elevation to an area of lower significance (less prominent, lower quality construction and has been the subject of numerous changes over time).

The approach will be to adopt a philosophy of managing change in a sensitive way, introducing new elements and adaptations that facilitate improved use of the heritage asset and enhance its amenity value and the quality of the living spaces

Design of the Extension:

The design is characterised by 'complementary addition' to allow a reading of the new to be distinguished from the historic, without the replication of historic details.

Massing and Form:

The proposed design takes cues from the profile, massing, scale, plan form and proportions of the existing building. The proposed extension is designed specifically to be in keeping with the proportion of rooms in the existing building

Consideration has been given to the significance of the existing building and the need to respect its character; this has been recognised when developing the proposals.

The massing of the new extension has been considered so that its impact to the on setting is minimised and its scale results in a subservient relationship to the original building.

Materials:

The proposed materials have been selected for their longevity, low maintenance and to be complementary to the existing tones of the external appearance and suit a material palette in-line with that of the original building; natural stone and brick..

Executive Summary:

Through the design process that has been carried out, it is our professional view that these proposals are a sensitive, appropriate and considered solution to enable the building to be adapted and extended and therefore provide a optimal viable future.

8.2 Impact Assessment:

The following table assesses the effect of overall impact of the proposed changes on the heritage significance of the buildings and setting. The judgements are made based on the methodology described in the tables provided in the appendices 10.3, 10.4 and 10.5 in order to judge the Heritage Value against the assumed level of change.

Proposal and Key Impact	Associated Heritage Value	Level / Order of change	Discussion	Overall Impact
Ground floor changes				
Insulation to suspended timber floors	Medium	Minor	Existing floor boards to be lifted, insulation fitted to be fitted between joists, clearance of underfloor void to enhance airflow and boards refitted in place.	Neutral / Slight - beneficial impact on the performance and thermal properties of the building.
Replacement of existing concrete slab	Low	Minor	Replacement 20 th Century floor slabs. Existing concrete slab to be removed and new insulated concrete slab to be constructed in its place	Slight - beneficial impact on the performance and thermal properties of the building.
New opening to hall under stairs	Medium	Moderate	<p>A new opening to be formed under stairs to enhance circulation and connection between front hall and receptions rooms and rear ancillary accommodation and new kitchen.</p> <p>The opening will also allow the increased penetration of natural daylight reducing reliance of artificial lighting in a currently dark area of the property.</p> <p>Whilst there will be some loss of existing fabric the proposals would not detract from the ability to perceived the form of the entrance hall and would not impact upon the existing staircase. Any harm would therefore be less than substantial.</p>	Slight / moderate impact

Removal of light weight partitions to utility room	Low	Minor	Existing mid C20th partitions to be removed and room re-established to its original plan form.	Slight beneficial impact
Removal of light weight partitions within proposed boot room	Low	Minor	Existing partition to be removed. Area of building has been subject to change and adaption within the last 30years, including changes to the external openings, relocation of external door and replanning of the interior. It is judged that the partition to be removed does not hold any significant heritage value and its removal would not be detrimental to the special interest of property.	Slight impact
Removal of rear glazed porch within courtyard	Low	Negligible	Existing rear glazed porch; single glazed timber frame windows and door with polycarbonate roof.	Neutral impact
Lowering of cill of window to secondary stairs to form new internal door	Low	Negligible	<p>The work to lower the existing window cills will be undertaken at the same time as work to remove the existing low quality rear porch.</p> <p>Whilst there will be some loss of existing fabric it is not considered to hold attract significant or particular heritage value. The proposals would therefore not cause harm to the special interest of property.</p>	Slight beneficial impact
Replacement of external door to boot room	Low	Moderate	<p>Painted timber door with single glazed vision panels to upper section. Existing opening modified circa late 1980s to create external door in place of window. The doors display signs of decay and modern 'filler' has been used to repair previous defects which has resulted in loss of definition to panelling. The existing door is considered to negative aesthetic impact on the building.</p> <p>The proposals will address the negative impact this element is having on the property and provide a high-quality intervention improving the condition and thermal performance of the property.</p>	Slight beneficial impact
New door formed between utility room and boot room	Medium	Minor	The proposed includes for the formation of a new opening between the new utility room and new boot room areas. The wall affected by this proposal is the original external wall.	Slight impact

			<p>To minimize the impact on historic fabric this opening is limited to a single doorway sized opening.</p> <p>The proposals include for minimal loss of existing fabric. The proposals do not impact upon the heritage values of the property. The benefit of re-establishing the plan form of this room to its original proportion, that creating this door will facilitate are considered to out-way little harm may be associated to this intervention.</p>	
<p>Replacement of windows within stone reveals</p>	<p>Medium / Low</p>	<p>Moderate</p>	<p>Existing stone reveals of the property are glazed with a combination of uPVC casements (circa later 1980s/ early 1990s), float glass mortared directly into the stone reveals (circa post 1950) and paint steel frame single glazed casements (circa post 1960).</p> <p>The currently arrangement of glazing to the windows is inconsistent and detracts from the aesthetic value and special architectural merit of the property.</p> <p>The use of single glazing only also thermally inefficient which makes the property difficult to sustainably heat.</p> <p>The proposals seek to address the inconsistency and enhance performance through the use of a high-quality intervention.</p> <p>The proposals include for glazing the property using metal frame (steel 'crittall' style) windows which will be set within the existing opening.</p> <p>The system proposed has been selected to included thin 'heritage' double glazed units that will provide significant thermal and sustainable benefits to the property.</p> <p>The frames, being steel, will also have minimal sight lines therefore minimising any adverse visual impact.</p> <p>The selection of this type of system, which has a wide spread precedent and accepted use for heritage and listed building</p>	<p>Slight / Moderate impact</p>

			<p>demonstrates the applicant's commitment to the achieving a high quality outcome consistent with the special interest of property.</p> <p>These proposals are considered to cause less than substantial harm and benefit the visual appearance and performance of the property.</p>	
Replacement of single glazed timber framed windows	Medium	Moderate	<p>Existing timber framed windows are all single glazed. The windows all show extensive levels of decay and previous repairs. Both frames and casements have significant amounts of modern 'filler' and are held together with modern stainless screws and surface washers.</p> <p>The existing frames and casements to these windows are beyond their serviceable life.</p> <p>The proposals are for replacement casement windows in a matching style, using high quality hardwood joinery and thin 'heritage' double glazing.</p>	Moderate – but will provide significant benefit by enhancing the visual appearance and condition of the property but also its thermal performance and sustainability.
Linings to chimney flues	Medium / Low	Minor	<p>Works include new insulated flu lining of existing chimneys. The proposals are considered necessary to allow for continued safe use of the existing fireplaces.</p>	Slight beneficial impact
Alterations to fireplaces to suit new solid fuel appliances / stoves	Medium / Low	Minor	<p>The refurbishment and changes to the existing fireplaces will remove low quality, existing finishes and adapted the fireplaces so they are able to accommodate new inset fires or wood burners.</p> <p>The proposed works to the existing fireplace will have minimum impact to the historic fabric.</p>	Slight beneficial impact
Construction of single storey kitchen extension	Medium	Moderate	<p>A new extension is proposed in the south east corner to house a new kitchen and family room.</p> <p>The proposed extension sits in an area that has been subject of previous alterations and adaption and that is currently considered to be a neglect area. The proposed location is of low significance compared to the heritage value of the rest of the property.</p> <p>The area currently consists of brick lean-to sheds, brick garden wall, modern timber single glazed porch and rendered block-work</p>	Moderate

			<p>garden walls. These existing elements are considered to distract from the setting and aesthetic value of the property.</p> <p>According to historic mapping this area is also in close proximity of a previous glass house / conservatory that projected beyond the existing building lines.</p> <p>As part of the process of design development of this proposals various options were explored for the location of a suitably sized kitchen to service a property of this size. The results of this consideration, which led to this solution, were that an extension in this position that addressed the quality of the existing construction elements in this area, enhanced the condition of the property, was of high material and design quality would cause the lowest degree of harm and also provide benefits to the setting of the property.</p> <p>The proposals included within this application retain and conserve the aspects of significance associated with this property whilst enhancing its condition and ongoing viability.</p>	
First Floor changes				
Removal of light weight partitions bedroom 1 to regularise proportions of room	Medium / Low	Moderate	<p>The proposals are for the removal of a timber stud partition which current forms a lobby off of the stairs providing direct access to existing bathrooms by partitioning of a corner of bedroom 1.</p> <p>The removal of this wall will include the relocation of the existing door into the existing opening on the first floor landing.</p> <p>Whilst there will be some loss of existing fabric it is not considered to adversely impact significant or particular heritage value. The reuse of the existing door will lessen the impact further and the result of the proposals will make for a more pleasing room proportion to the bedroom and enclosure around the stairs. The proposals are not considered to cause harm to the special interest of property.</p>	Slight impact
Removal of light weight partitions bedroom 1	Low	Minor	Heritage value with the first floor layout is lessened by the incoherent and haphazard layout of the bathrooms to this area.	Slight change beneficial

<p>ensuite to allow replanning of space</p> <p>Removal and of light weight partitions bedroom 5 to allow replanning of space and formation of ensuite</p>			<p>The rooms are typically divided by low quality light weight partitions of no heritage value. The proposals seek to reinstate a more rationalized layout.</p>	
<p>New doorway to bedroom 2 and subdivision of existing bathroom to form ensuite</p>	<p>Medium</p>	<p>Minor</p>	<p>The proposed en-suite will be constructed with lightweight plasterboard partitions which would be reversible. New pipework will be boxed in internally or routed through floor voids. Foul drainage is to be connected on a short run to the existing soil pipe avoid the risk of any visual harm to the exterior of the building.</p>	<p>Slight impact</p>
<p>Removal / covering of modern varnished pine board ceiling to stair landing</p>	<p>Low</p>	<p>Moderate</p>	<p>The proposals are to cover / remove the existing unsightly varnished pine ceiling to the stairs and landing.</p> <p>The proposals will result in a smooth plastered finish that will not be visually distracting within the space.</p>	<p>Slight beneficial change</p>
<p>Removal of internal gutter, low quality pitch roof, low quality downer window (inward facing) and creation of new light-well.</p>	<p>Low</p>	<p>Major</p>	<p>The existing arrangement is connected to an infill structure that appears to have been constructed at a later date to the original property. This structure is in close proximity to the main staircase window and obscures and shadows the window contributing the assessment that this arrangement is not as originally intended.</p> <p>The existing roof and dormer window which facings towards and towards the staircase window from outside is of poor quality and in poor condition. The current arrangement is not of a robust construction and with the limited access to the valley gutter is highly vulnerable to water ingress which would damage the property.</p> <p>The proposals are to remove the low quality construction and 'pull back' the external wall thus allowing more daylight into the staircase area close to what is judged to be the original intention.</p> <p>The proposals will include the formation of a new area of flat roof that will be detailed to be robust and accessible for maintenance.</p>	<p>Moderate / Large beneficial impact</p>

			<p>A roof light within the roof will also provide much need daylight to the central dark area of the existing plan arrangement reducing the dependency on artificial lighting.</p> <p>The replacement of this area with a higher quality construction is considered to be of significant benefit to the property condition, longevity and ease future maintenance demands. The location of the proposals is also such that it is not visible from anywhere around the perimeter of the property so will not impact on the setting of the building.</p>	
Adjustment of door position to bedroom 2	Medium	Minor	Proposals includes for the relocation of the existing door opening, reusing the existing door leaf, along the same wall. Door opening sits within a lightweight timber stud partition with lathe and plaster finish. The proposals would make good the existing opening with lathe and plaster to match.	Slight impact.
Adjustment of door position to bathroom	Medium	Minor	Proposals include for the relocation of the existing door opening, reusing the existing door leaf, along the same wall. Door opening sits within a lightweight timber stud partition with lathe and plaster finish. The proposals would make good the existing opening with lathe and plaster to match.	Slight impact.
Creation of new window into light-well from dressing room	Medium	Minor	Creation of new window opening in concealed brick wall to provide natural day and give maintenance access to currently in accessible valley and roof pocket.	Neutral impact
General				
Installation of heating system	Medium	Major	<p>The proposed installation and associated new flue will not be on a principal or visible side elevation and therefore will not affect special interest of the building.</p> <p>The is currently no central heating system within the property. It is therefore considered that installation of a heating system as part of a wider scheme of works that will justify this investment, would be of significant benefit to the viability and continued use of the property.</p>	Moderate / Large beneficial change

			<p>New pipework is to be routed internally in concealed or inconspicuous areas. The installation of the pipework will follow the guidance of Historic England (https://historicengland.org.uk/advice/your-home/improvement/installing-services/) and is are considered will impact on specific element of historic interest.</p>	
<p>Installation of extract ventilation from bathrooms, sanitary accommodation and utility areas</p>	<p>Low</p>	<p>Minor</p>	<p>The proposed installation is required in order to comply with Building Regulations and also to provide good quality internal environment; air for breathing removal of pollutants and removal of excess moisture / water vapour that would be adverse for the condition of the building.</p> <p>New duct work is to be routed internally and concealed (e.g. in loft spaces) or be in inconspicuous areas. The installation of these building services will follow the guidance of Historic England (https://historicengland.org.uk/advice/your-home/improvement/installing-services/) and is are considered will impact on specific element of historic interest.</p> <p>Associated new ventilation grills will not be on a principal or visible side elevation and therefore will not affect special interest of the building.</p>	<p>Neutral impact</p>
<p>Installation of electrical wiring, domestic power and lighting</p>	<p>Medium</p>	<p>Negligible</p>	<p>Renewal of electrical installations is required as it is beyond its serviceable life.</p> <p>Where electrical work in visually sensitive areas is unavoidable, its impact will be minimised by 'miniaturisation', concealment or disguise e.g. along the top of picture rails.</p> <p>New equipment and electrical accessories (socket outlets, lighting switches and so on) located in as discrete positions as possible while maximising utility and effectiveness.</p> <p>The impact of the proposed installation will be minimised by carrying out the minimum amount of work that would disturb existing fabric e.g. shortening cable run.</p>	<p>Neutral impact</p>

			<p>The installation of these building services will follow the guidance of Historic England (https://historicengland.org.uk/advice/your-home/improvement/installing-services/) and is considered will impact on specific element of historic interest.</p>	
Installation of roof mounted photovoltaic panels on new flat roof	Low	Minor	<p>The proposals included for the installation of solar (photovoltaic) panels on the flat roof of the proposed extension. The visual appearance of PV array to be obscured by parapet up-stand. They are therefore not considered to impact on the setting of the building or the special interest of the building.</p>	Neutral impact
Installation of roof mounted photovoltaic panels on existing south facing pitch roof	Medium	Minor	<p>The proposals included for the installation of solar (photovoltaic) panels on an existing south facing pitch of the existing roof.</p> <p>The proposed location in on the south facing pitch of the north window and so the roof is 'inward' facing. This location will minimise is the ability to perceived their presence and will therefore have minimal impact on the setting.</p> <p>The proposed location is on an area of roof which whilst of natural slate is understood to have been re-laid in the mid to late C20th. This reduces the likelihood of impact on any historic fabric.</p> <p>The proposals will have minimal physical impact and are reversible. The proposals will bring the benefit of supplying renewable energy to the property, lessening its draw on the grid and making the property more sustainable to run</p> <p>These proposals are not considered to impact on the special interest of the building.</p>	Slight impact

Reuse and adaptation of existing foul drainage systems	Low	Minor	<p>The proposals are intended to reuse existing routes and does not affect the special interest of property.</p> <p>Where new foul drainage is proposed it has been considered to avoid conspicuous surface-mounted pipe-runs or external pipework on prominent elevations therefore will not affect special interest of property.</p>	Neutral / slight impact
Repointing of existing brick and stonework	High	Moderate	<p>Existing external walls are of varying condition; with some areas of poor, degrading or cracking brickwork.</p> <p>The works proposed in this application will facilitate investment in the property to rectify these defects and significantly enhance its condition.</p>	Moderate / Large beneficial impact

8.3 Conclusions

The proposals have been drawn up to be mindful of the requirement to minimise the impact upon the significance of the buildings and their setting.

The enclosed plans demonstrate that the proposed alterations can be undertaken without any adverse impacts to the significance of The Vicarage.

The proposals are considered to cause “less than substantial harm” to the property whilst introducing significant benefits that ensure the long-term viable use of the existing building.

The design seeks to:

- Provide ancillary accommodation to support and increase the viability and sustainability of the site.
- Achieve sensitive and managed interventions in line with best practice conservation principals.
- Respect the heritage value and preserve the aspects of heritage value.

Through the design process it is our professional view that a sensitive, appropriate and considered proposal has been identified. The proposals have been considered in their entirety to allow the existing property to be adapted.

Whilst the proposals are to a listed private dwelling the proposals will secure its future and as such offer a public benefit by; sustaining the significance of the building and its contribution to the setting, reducing the risk to the heritage asset by creating viable investment which will support of its long term conservation.

The applications should therefore be approved as they comply with policy and offer significant benefits to safeguard the future of this important building.

9.0 Design and Access Statement

Introduction

This Design and Access Statement has been written to explain the design principles behind the proposed alterations to 'The Vicarage'.

Use

The established existing use is a residential dwelling. The proposals do not seek a change of use.

Amount

The proposed area of additional floorspace will be created as a result of the proposals is

Layout

The proposed is for a single storey, open plan, kitchen family room with level access to the ground floor of the existing property.

Refer accompanying drawings for details on the proposed layout.

Scale

The proposals are for a flat roof single storey extension in order to minimise the apparent massing and maintain a sub-servient relationship to the existing property.

Landscaping

Minor associated landscaping works is proposed in association with the extension including; French drain to the perimeter of the existing building and external paved seating area.

Appearance

The proposed extension adopts a material palette similar to the existing house; sand stone and brick.

External windows and doors to the extension are to be powder-coated double glazed metal windows in a matching colour to the proposed reglazing of the existing house.

Access

The access to the property will be unchanged.

10.0 Appendices

Appendix 10.1 : Existing information and resources

Appendix 10.1.1: Historic Environment Record (Listing)

The Old Vicarage Official List Entry

Heritage Category: **Listed Building**
 Grade: **II**
 List Entry Number: **1146776**
 Date first listed: **21-Apr-1986**
 List Entry Name: **THE OLD VICARAGE**
 Statutory Address : **THE OLD VICARAGE**
 County: **Devon**
 District: **East Devon (District Authority)**
 Parish: **Woodbury**
 National Grid Reference: **SY 01359 89078**

Details

SY	08	NW	WOODBURY	WOODBURY	SALTERTON	(east	side)
2/139		The	Old	Vicarage	-	GV	II

Detached house, formerly Woodbury Salterton vicarage. Circa 1845. Brick-gabled-end slate roofs with deeply overhanging eaves. Double-depth plan with principal front room on either side of entrance hall which has 2-storey porch. Small, service rooms, in rear range with narrower span parallel roof with cross gables to rear. Front: symmetrical; 3 bays, the centre bay projecting and with wavy cusped bargeboarding to gable end; 2:4:2 pane oriel windows above central entrance which is a chamfered arch, the hood mould of which takes in the 2 flanking square-headed lancets. Side bays with 2-light casement window to 1st floor, and bay windows below, under hipped roofs, with 3-light tall casements with stone transoms. Another of these bays to the right-hand elevation of front range, with 2-light window above, and a lancet to gable wall. Casement windows elsewhere, with some late C20 alterations. The vicarage was designed to group picturesquely with the contemporary school and parish church. [see engraving reproduced in Ursula W Brighouse, Woodbury, A View from the Beacon, (1981), p.159.]
 Listing NGR: SY0135989078

For information only: List Entry of Contemporaneous Church and School:

Official List Entry of **THE PARISH CHURCH OF HOLY TRINITY**

Heritage Category: **Listed Building**
 Grade: **II**
 List Entry Number: **1333267**
 Date first listed: **30-Jun-1961**
 List Entry Name: **THE PARISH CHURCH OF HOLY TRINITY**
 Statutory Address: **THE PARISH CHURCH OF HOLY TRINITY**
 County: **Devon**
 District: **East Devon (District Authority)**
 Parish: **Woodbury**
 National Grid Reference: **SY 01247 89067**

Details

SY	08	NW	WOODBURY	WOODBURY	SALTERTON	(east	side)			
2/137		The	Parish	Church	of	Holy	Trinity	30.6.61	GV	II

Parish church. 1844; architect unknown; built at the expense of Marianne Pidsley, and consecrated in 1844 when Woodbury Salterton became an ecclesiastical parish distinct from Woodbury. Random rubble; some of the stone, especially at the west end and for part of the north wall, is Salcombe Regis stone re-used from the medieval tithe barn at Woodbury demolished for the purpose; also some Heavitree and Exmouth sandstone. Decorated slate gabled-end roof with heavy gable coping. Nave, chancel, south porch, north-east vestry. The west end gable was originally surmounted by a bellcote. South side, 4 bays to nave including the porch; windows of 2 lights of geometrical Decorated tracery; buttresses with 2 off-sets, set back at angle; north side 4 identical window bays; large 4-light west window; cusped lancets to chancel (which is much lower than, and carefully distinguished from, the nave); 3-light geometrical Decorated window. Crisp stonecarving to hood mould terminals and numerous biblical texts, even on the buttresses. Interior: tall, with arched-brace roof with kingposts; chancel arch of Heavitree originally painted to resemble Beer stone. Contemporary furnishings. The church is strikingly tall and makes an impressive contribution to the village scene.

Listing NGR: SY0124789067

Official List Entry of **WOODBURY SALTERTON PRIMARY SCHOOL**

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1104161**

Date first listed: **21-Apr-1986**

List Entry Name: **WOODBURY SALTERTON PRIMARY SCHOOL**

Statutory Address: **WOODBURY SALTERTON PRIMARY SCHOOL**

County: **Devon**

District: **East Devon (District Authority)**

Parish: **Woodbury**

National Grid Reference: **SY 01296 89013**

Details

SY 08 NW WOODBURY WOODBURY SALTERTON (east side)

2/140 Woodbury Salterton Primary School - GV II

Primary school. Circa 1847; built at the expense of Marianne Pidsley, architect unknown. Dressed rubble limestone with some volcanic trap; gabled-end fish scale pattern roof. Main 2-cell range and a central rear wing, with school rooms to right and left entered from central projecting porch with separate entrances either side and clock tower with bellcote above. The 2 school rooms have projecting front bays to left and right of porch, the left-hand bay with late C20 single-storey extension. Single-storey. Front: symmetrical; the 3 Projections are all separately gabled; those to either side with 3 square headed lancets, the centre lancet taller than the others; the left-hand projection has been partly obscured by a late-C20 flat roofed low, single-storey extension. Central porch projection, its gabled-end roof almost as tall as the roof of the main range; 2 small windows in the gable wall flank the tall external clock tower, this has off-sets, a pointed 2-light window; a clock recessed in an ogee-headed canopy, cusped with a hood mould and finial and an informal scroll with motto beneath the sill; the whole capped by an open bellcote with pyramidal roof and pinnacle. Simple pointed doors to either side of central projection. Diagonal angle buttresses to main range; side elevations with triple square-headed lancets, and - to the left - a Verandah with arched timber supports. An attractive and slightly quirky design; engravings show that it was designed to group with the church and vicarage.

10.2. Planning Policy

10.2.1 National Planning Policy NPPF Context

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.

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.

10.2.2 Local Planning Policy:

East Devon Local Plan 2013 – 2031

EN8 - Significance of Heritage Assets and their Setting

When considering development proposals the significance of any heritage assets and their settings, should first be established by the applicant through a proportionate but systematic assessment following East Devon District Council guidance notes for 'Assessment of Significance' (and the English Heritage guidance "The Setting Of Heritage Assets"), or any replacement guidance, sufficient to understand the potential impact of the proposal on the significance of the asset. This policy applies to both designated and non-designated heritage assets, including any identified on the East Devon local list.

EN9 - Development Affecting a Designated Heritage Asset

The Council will not grant permission for developments involving substantial harm or total loss of significance of a designated heritage asset unless it can be demonstrated that it 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.
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation.

c) conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible.

d) the harm or loss is outweighed by the benefit of bringing the site back into use. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance should be wholly exceptional.

Where total or partial loss of a heritage asset is to be permitted the Council may require that:

e) A scheme for the phased demolition and redevelopment of the site providing for its management and treatment in the interim is submitted to and approved by the Council. A copy of a signed contract for the construction work must be deposited with the local planning authority before demolition commences.

f) Where practicable the heritage asset is dismantled and rebuilt or removed to a site previously approved.

g) Important features of the heritage asset are salvaged and re-used.

h) There is an opportunity for the appearance, plan and particular features of the heritage asset to be measured and recorded.

i) Provision is made for archaeological investigation by qualified persons and excavation of the site where appropriate. Where a development proposal would lead to less than substantial harm to the significance of a designated heritage asset, the harm will be weighed against the public benefits of the proposal, including securing its optimum viable use. Favourable consideration will be given for new development within the setting of heritage assets that enhance or better reveal the significance of the asset, subject to compliance with other development plan policies and material considerations.

10.2.3 Conservation Area Appraisal:

The building is not situated within a conservation area.

10.2.4 Planning History

Table summarising planning history accessible through the online digital record for the property.

Planning history listed in chronological order (only planning history considered to be directly related to this property has been listed):

Planning Reference	Description	Outcome
7/13/88/P2739/00686/LBC	Restore old windows, replace modern windows with doorway and storm porch	Approved April 1989
7/13/92/T0040/00499	One cedar to be lopped	Approved November 1992
7/13/03/P2739/00686	Repairs resulting from fire damage	Approved Dec 2003
18/2228/LBC	Install through floor lift, installed between ground floor study and first floor store / cupboard	Refused January 2019
19/1011/LBC	Install through floor lift, installed between ground floor study and first floor store / cupboard	Refused July 2019
21/1078/LBC	Resubmission of 19/1011/LBC	Refused October 2022

Fire damaged Oct 15th 2003. Repair of east facing gable end and roof of building following fire.

Appendix 10.3 : **Methodology for Evaluation of Proportionality (Historic England Guidance)**

Their guidance provides examples indicating how the material in a statement of heritage significance differs depending upon the significance of the asset and the scope of the proposal:

Therefore, where, for instance, the scope of the proposal is restricted to a part of a heritage asset, the analysis will assess the significance of the whole of the heritage asset, in as much detail as necessary to define significance, but the statement need only give sufficient confirmation of significance for the LPA to assess impact adequately.

Historic England's guidance for very simple cases, for instance, or those where the impact on significance is minimal, is that the statement of heritage significance could simply form a part of the covering letter, included with the application for consent.

A - Modest proposal to a heritage asset of lower significance: statement might cover

Introduction - purpose, scope of the proposal, designation records for the heritage asset, references in the Historic Environment Record, planning history
Description of the asset and its significance - understanding of the history and form of the heritage asset, assessment of its significance

B - More harmful proposal to a heritage asset of greater significance

Introduction – purpose, scope of the proposal, designation records for the heritage asset, reference(s) in the local Historic Environment Record, archaeological potential (if relevant), planning history (if relevant), approach and methodology, consultations undertaken

Description of the form and history of the heritage asset
 - analysis of its surviving fabric, particularly that affected by the proposal and an analysis of the setting of the heritage asset, if relevant

- details of documentary research, map regression, architectural history and archaeological investigation (note whether field evaluation suggested)
 - photographs and plans, both historic and contemporary, where necessary

Description of significance
 - description of the various interests: archaeological, architectural and artistic, and historic interest

- assessment of the level of the general significance of the heritage asset and the particular contribution to the significance of any features and/or of its setting, affected by the proposal
 - concise explanation of the effect of the proposal on significance of the heritage asset and how harm to significance has been avoided, as a summary

C - Complex and harmful proposal to a heritage asset or assets of high significance

Introduction – purpose, scope of the proposal including note of parts of asset not affected, designation records for the heritage asset, reference(s) in the local Historic Environment Record, archaeological potential,

planning history, approach and methodology, consultations undertaken
Description of the form and history of the heritage asset and its significance

- full analysis of historical development with analysis of surviving fabric and full analysis of the setting of the heritage asset, where significance or ability to appreciate significance affected

- details of documentary research, map regression, architectural history and/or archaeological investigation – desk-based assessment and/or field evaluation

- production of phased account of the development of the site with a gazetteer
 - photographs and plans, both historic and contemporary, showing evolution of heritage asset, where necessary

- note of any further investigative works necessary to further the understanding/analysis of significance of the heritage asset

Description of significance

- full description of the various interests: archaeological, architectural and artistic, and historic interest

- full assessment of the level of the general significance of the heritage asset and the particular contribution to the significance of any features and/or of its setting, affected by the proposal

- concise explanation of the effect of the proposal on significance of the heritage asset and how harm to significance has been avoided, as a summary

Appendix 10.4 : **Methodology and Evaluation Criteria: Criteria for Establishing Value of Historic Buildings**

Volume 11, Section 3, Part 2 of the Design Manual for Roads and Bridges (The Highways Agency 2007) and guidance provided by the International Council on Monuments and Sites (ICOMOS 2011).

Table 6.1: Guide for Establishing Value of Historic Buildings

Category	Criteria for Establishing Value of Historic Buildings
Very High	<ul style="list-style-type: none"> Structures inscribed as of universal importance as World Heritage Sites. Other buildings of recognised international importance.
High	<ul style="list-style-type: none"> Scheduled Monuments with standing remains. Grade I and Grade II* (Scotland: Category A) Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance.
Medium	<ul style="list-style-type: none"> Grade II Listed Buildings. Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical associations. Conservation Areas containing buildings that contribute significantly to its historic character. Historic Townscape or built-up areas with important historic integrity in their buildings, or built settings (e.g. including street furniture and other structures).
Low	<ul style="list-style-type: none"> 'Locally Listed' buildings (Scotland Category C(S) Listed Buildings). Historic (unlisted) buildings of modest quality in their fabric or historical association. Historic Townscape or built-up areas of limited historic integrity in their buildings, or built settings (e.g. including street furniture and other structures).
Negligible	<ul style="list-style-type: none"> Buildings of no architectural or historical note; buildings of an intrusive character.
Unknown	<ul style="list-style-type: none"> Buildings with some hidden (i.e. inaccessible) potential for historic significance.

This guide is not intended to be prescriptive, professional judgement will need to be exercised in assessing the value of historic buildings. As a further guide, in England the main factors used by the Secretary of State in deciding which buildings to include on the statutory list are as follows:

a) architectural interest:

the lists are meant to include all buildings which are of importance to the nation for the interest of their architectural design, decoration, and craftsmanship; also, important examples of particular building types and techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms;

b) historic interest:

this includes buildings which illustrate important aspects of the nation's social, economic, cultural, or military history;

c) close historical association:

with nationally important people or events;

d) group value:

especially where buildings comprise an important architectural or historic unity or a fine example of planning (e.g. squares, terraces or model villages).

Age and rarity are relevant factors, and in general (where surviving in anything like their original condition) all buildings built before 1700 are listed, most from between 1700 to 1840, selectively from 1840 to 1914, and more selectively thereafter.

Special criteria have been developed for 20th-century buildings. The principles of these criteria can be used for evaluating unlisted historic buildings:

a) Buildings may be valued by communities and special interest groups for a number of reasons, perhaps most often for their historical association (with local people and events) or their historic role in the community (e.g. schools or public houses).

b) Buildings may have associations with, and importance for, other Cultural Heritage Sub-Topic areas, for instance: Historic Landscape for houses built around former commons, or Archaeological Remains for standing buildings on historic sites.

c) Other Topic areas may also be relevant. Historic buildings in Conservation Areas may feature in the Townscape Topic, and the Landscape Topic will consider historic houses, and the Historic Building Subtopic specialist should liaise with the specialists undertaking the studies for these topics.

Appendix 10.5 : **Methodology for Assessing Heritage Values:**
 Historic England Guidance contained in CONSERVATION PRINCIPLES POLICIES AND GUIDANCE FOR THE SUSTAINABLE MANAGEMENT OF THE HISTORIC ENVIRONMENT 2008 pub. English Heritage.

Significance can be defined as the sum of the cultural heritage values that make a building or place important. The aim of conservation is to sensitively manage change to a place to ensure that its significance is not only protected, but also revealed, reinforced and enhanced at every possible opportunity.

The range of values that may contribute to the significance of a place can be categorised under the following headings.

Evidential value <i>(the potential of a place to yield evidence about past human activity).</i>	
35	Evidential value derives from the potential of a place to yield evidence about past human activity.
36	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. These remains are part of a record of the past that begins with traces of early humans and continues to be created and destroyed. Their evidential value is proportionate to their potential to contribute to people’s understanding of the past.
37	In the absence of written records, the material record, particularly archaeological deposits, provides the only source of evidence about the distant past. Age is therefore a strong indicator of relative evidential value, but is not paramount, since the material record is the primary source of evidence about poorly documented aspects of any period. Geology, landforms, species and habitats similarly have value as sources of information about the evolution of the planet and life upon it.
38	Evidential value derives from the physical remains or genetic lines that have been inherited from the past. The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement.

Historical value <i>(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).</i>	
39	Historical 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.
40	The idea of illustrating aspects of history or prehistory – the perception of a place as a link between past and present people – is different from purely evidential value. Illustration depends on visibility in a way that evidential value (for example, of buried remains) does not. Places with illustrative value will normally also have evidential value, but it may be of a different order of importance. An historic building that is one of many similar examples may provide little unique evidence about the past, although each illustrates the intentions of its creators equally well. However, their distribution, like that of planned landscapes, may be of considerable evidential value, as well as demonstrating, for instance, the distinctiveness of regions and aspects of their social organisation.
41	Illustrative value has the power to aid interpretation of the past through making connections with, and providing insights into, past communities and their activities through shared experience of a place. The illustrative value of places tends to be greater if they incorporate the first, or only surviving, example of an innovation of consequence, whether related to design, technology or social organisation. The concept is similarly applicable to the natural heritage values of a place, for example geological strata visible in an exposure, the survival of veteran trees, or the observable interdependence of species in a particular habitat. Illustrative value is often described in relation to the subject illustrated, for example, a structural system or a machine might be said to have ‘technological value’.
42	Association with a notable family, person, event, or movement gives historical value a particular resonance. Being at the place where something momentous happened can increase and intensify understanding through linking historical accounts of events with the place where they happened – provided, of course, that the place still retains some semblance of its appearance at the time.

	The way in which an individual built or furnished their house, or made a garden, often provides insight into their personality, or demonstrates their political or cultural affiliations. It can suggest aspects of their character and motivation that extend, or even contradict, what they or others wrote, or are recorded as having said, at the time, and so also provide evidential value.
43	Many buildings and landscapes are associated with the development of other aspects of cultural heritage, such as literature, art, music or film. Recognition of such associative values tends in turn to inform people's responses to these places. Associative value also attaches to places closely connected with the work of people who have made important discoveries or advances in thought about the natural world.
44	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.
45	The use and appropriate management of a place for its original purpose, for example as a place of recreation or worship, or, like a watermill, as a machine, illustrates the relationship between design and function, and so may make a major contribution to its historical values. If so, cessation of that activity will diminish those values and, in the case of some specialised landscapes and buildings, may essentially destroy them. Conversely, abandonment, as of, for example, a medieval village site, may illustrate important historical events.
Aesthetic value (<i>the ways in which people draw sensory and intellectual stimulation from a place</i>).	
46	Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.
47	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 – for example, where the qualities of an already attractive landscape have been reinforced by artifice – while others may inspire awe or fear. Aesthetic values tend to be specific to a time and cultural context, but appreciation of them is not culturally exclusive.
48	Design value relates primarily to the aesthetic qualities generated by the conscious design of a building, structure or landscape as a whole. It embraces composition (form, proportions, massing, silhouette, views and vistas, circulation) and usually materials or planting, decoration or detailing, and craftsmanship. It may extend to an intellectual programme governing the design (for example, a building as an expression of the Holy Trinity), and the choice or influence of sources from which it was derived. It may be attributed to a known patron, architect, designer, gardener or craftsman (and so have associational value), or be a mature product of a vernacular tradition of building or land management. Strong indicators of importance are quality of design and execution, and innovation, particularly if influential.
49	Sustaining design value tends to depend on appropriate stewardship to maintain the integrity of a designed concept, be it landscape, architecture, or structure.
50	It can be useful to draw a distinction between design created through detailed instructions (such as architectural drawings) and the direct creation of a work of art by a designer who is also in significant part the craftsman. The value of the artwork is proportionate to the extent that it remains the actual product of the artist's hand. While the difference between design and 'artistic' value can be clear-cut, for example statues on pedestals (artistic value) in a formal garden (design value), it is often far less so, as with repetitive ornament on a medieval building.
51	Some aesthetic values are not substantially the product of formal design, but develop more or less fortuitously over time, as the result of a succession of responses within a particular cultural framework. They include, for example, the seemingly organic form of an urban or rural landscape; the relationship of vernacular buildings and structures and their materials to their setting; or a harmonious, expressive or dramatic quality in the juxtaposition of vernacular or industrial buildings and spaces. Design in accordance with Picturesque theory is best considered a design value.

52	Aesthetic value resulting from the action of nature on human works, particularly the enhancement of the appearance of a place by the passage of time ('the patina of age'), may overlie the values of a conscious design. It may simply add to the range and depth of values, the significance, of the whole; but on occasion may be in conflict with some of them, for example, when physical damage is caused by vegetation charmingly rooting in masonry.
53	While aesthetic values may be related to the age of a place, they may also (apart from artistic value) be amenable to restoration and enhancement. This reality is reflected both in the definition of conservation areas (areas whose 'character or appearance it is desirable to preserve or enhance') and in current practice in the conservation of historic landscapes.
Communal Value (<i>the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory</i>).	
54	Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects.
55	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. The most obvious examples are war and other memorials raised by community effort, which consciously evoke past lives and events, but some buildings and places, such as the Palace of Westminster, can symbolise wider values. Such values tend to change over time, and are not always affirmative. Some places may be important for reminding us of uncomfortable events, attitudes or periods in England's history. They are important aspects of collective memory and identity, places of remembrance whose meanings should not be forgotten. In some cases, that meaning can only be understood through information and interpretation, whereas, in others, the character of the place itself tells most of the story.
56	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 tend to gain value through the resonance of past events in the present, providing reference points for a community's identity or sense of itself. They may have fulfilled a community function that has generated a deeper attachment, or shaped some aspect of community behaviour or attitudes. Social value can also be expressed on a large scale, with great time-depth, through regional and national identity.
57	The social values of places are not always clearly recognised by those who share them, and may only be articulated when the future of a place is threatened. They may relate to an activity that is associated with the place, rather than with its physical fabric. The social value of a place may indeed have no direct relationship to any formal historical or aesthetic values that may have been ascribed to it.
58	Compared with other heritage values, social values tend to be less dependent on the survival of historic fabric. They may survive the replacement of the original physical structure, so long as its key social and cultural characteristics are maintained; and can be the popular driving force for the re-creation of lost (and often deliberately destroyed or desecrated) places with high symbolic value, although this is rare in England.
59	Spiritual value attached to places can emanate from the beliefs and teachings of an organised religion, or reflect past or present-day perceptions of the spirit of place. It includes the sense of inspiration and wonder that can arise from personal contact with places long revered, or newly revealed.
60	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.

Appendix 10.6 : **Methodology for Evaluation of the Magnitude of Impacts**
 Volume 11, Section 3, Part 2 of the Design Manual for Roads and Bridges (The Highways Agency 2007) and guidance provided by the International Council on Monuments and Sites (ICOMOS 2011).

Table 6.3: Factors in the Assessment of the Magnitude of Impacts

Category	Factors in the Assessment of the Magnitude of Impacts
Major	<ul style="list-style-type: none"> • Change to key historic building elements, such that the resource is totally altered. • Comprehensive changes to the setting.
Moderate	<ul style="list-style-type: none"> • Change to many key historic building elements, such that the resource is significantly modified. • Changes to the setting of an historic building, such that it is significantly modified.
Minor	<ul style="list-style-type: none"> • Change to key historic building elements, such that the asset is slightly different. • Change to setting of an historic building, such that it is noticeably changed.
Negligible	<ul style="list-style-type: none"> • Slight changes to historic buildings elements or setting that hardly affect it. • No change No change to fabric or setting

Appendix 10.7 : **Methodology for Assessing the Significance of Effects**
 Volume 11, Section 3, Part 2 of the Design Manual for Roads and Bridges (The Highways Agency 2007) and guidance provided by the International Council on Monuments and Sites (ICOMOS 2011).

Assessing the Significance of Effects:

The significance of effect should be expressed on the following scales:

- Very large;
- Large;
- Moderate;
- Slight;
- Neutral.

Although there is no agreed protocol for how to express the assessment of proposals on heritage values the Table 6.4: Significance of Effects Matrix may be an appropriate format for some more complex projects.

If there were adverse and beneficial effects (normally on different cultural heritage assets) these will need to be brought out in the assessment, not obscured by balancing them off against one another. If there were both adverse and beneficial effects they should be recorded separately.

For simpler projects the significance of effect should be expressed on the following scales: (source South Cambridgeshire Planning Authority)

- High
- Medium
- Low

VALUE/SENSITIVITY	Very High	Neutral	Slight	Moderate/ Large	Large or Very Large	Very Large
	High	Neutral	Slight	Moderate/ Slight	Moderate/ Large	Large/Very Large
	Medium	Neutral	Neutral/ Slight	Slight	Moderate	Moderate/ Large
	Low	Neutral	Neutral/ Slight	Neutral/ Slight	Slight	Slight/ Moderate
	Negligible	Neutral	Neutral	Neutral/ Slight	Neutral/ Slight	Slight
		No change	Negligible	Minor	Moderate	Major
MAGNITUDE OF IMPACT						