

## Heritage Statement.

8 February 2024  
Our Ref. 2416

### The Mill, Hamslade Hill Oakfordbridge, Bampton, EX16 9JA.

#### 1. Proposed Development

The proposal is to replace the existing slate roof finish.

**Grade II listed – Ref 1169799**

**Dated 4th April 1966**

#### Relevant extracts from the Listing

Mill and adjoining house. Probably early C19, but likely to be on the site of a Domesday Mill. Whitewashed stone rubble; bitumen-painted slate roof, gabled at ends; left end stack with brick shaft, lateral stack with brick shaft to rear wing. Plan: L plan, the front block divided between the mill, to the right, and domestic use, to the left which extends into the rear left wing. 1 room plan C20 infill in the right angle between the front block and rear wing; C20 single-storey lean-to against left return.

Conspicuously-sited on the roadside with Oakford bridge over the Exe to the left (q.v.) and a small bridge over the leat to the right (q.v.).

Exterior: 2 storeys. Asymmetrical 3-window front with a C20 timber door to left of centre giving access to the mill and a first floor timber loading door to right centre. 3 first floor early C19 windows with rounded arches and pretty 2-light small-pane timber casements with rounded heads. 2-light small pane timber casements to the ground floor. The domestic part of the building is entered on the left return, through the C20 lean-to ; the left return has 1 early C19 first floor rounded arched window with similar glazing to those on the front. At the right end of the main block the building projects over the leat with 2 round arches.

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#### 1. Introduction

This heritage statement serves to support a Listed Building Consent application submitted to Mid Devon District Council.

The proposed works involve replacing the existing roof covering and associated elements at The Mill.

#### 2. Building Context

The Mill is a single detached dwelling and Mill to one side.

It is prominently situated to the side of Hamslade Hill. Although there is no formal verge or footpath, the road adjacent to the leat wall is wide enough for parking a couple of cars.

The building faces north and is located on the south side of Hamslade Hill. It sits alongside a leat in the Exe Valley and is surrounded by grassy fields. To the rear and side of the property lies a yard enclosed by outbuildings and the leat.

### **3. Description of the Application Building**

The house is constructed from stone rubble, and masonry walls and features bitumen coated slate roofs.

### **4. Significance**

Its national importance is recognized through its Grade II listing.

The existing slate roof contributes to the building's character and historical context.

### **5. Proposed Works**

- The proposed replacement of the slate roof aims to maintain the building's appearance while ensuring its long-term structural integrity and viability.
- The choice of materials will be guided by conservation principles:  
Matching existing materials: The new slate should closely resemble the existing grey slate.

**S K Capewell**  
**Capcad Architecture**

They give distinctiveness, meaning and quality to the places where we live, work and visit and make an important contribution to our quality of life and sense of place. When a scheme is proposed for development, alteration or repair it is therefore essential to consider how these actions may affect the significance of that building or site, its constituent parts and its setting. This understanding of significance and the potential impact of proposals, forms the basis against which the merits of any scheme can be judged. When the local planning authority receives a listed building application, or many types of planning applications, it must have sufficient information to understand fully the implications of the proposal. The potential impact of a scheme and the steps that have been taken to avoid or minimise damage should be demonstrated through a Heritage Statement.

The scope and degree of detail necessary in a Heritage Statement will vary according to the particular circumstances of each application. Applicants are advised to discuss proposals before any application is made. The following is a guide to the sort of information that may be required for different types of application.

***Planning Policy Guidance Note 15 Planning and the Historic Environment***

Chapter 10 of the adopted ***Exeter Local Plan First Review***  
([http://pub.exeter.gov.uk/asp/local\\_plan/written/cpt10.htm](http://pub.exeter.gov.uk/asp/local_plan/written/cpt10.htm))

The City Council's adopted planning guidance on ***Archaeology and Development***  
(<http://www.exeter.gov.uk/index.aspx?articleid=1336>)