

Heritage Impact Assessment

Yeo Vale, Four Mills Lane, Crediton, Devon, EX17 3BT

For Paul Cartwright and Katy Macleod



By GK Heritage Consultants Ltd
April 2024

Heritage Impact Assessment
Yeo Vale, Four Mills Lane, Crediton, Devon, EX17 3BT
GK Heritage Consultants Ltd Report 2024/170

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3rd Floor, Old Stock Exchange, St Nicholas Street, Bristol, BS1 1TG

www.gkheritage.co.uk

Prepared on behalf of: Paul Cartwright and Katy Macleod.

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Site central NGR: SX 8399 9358

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DRAWINGS: Designated Heritage Assets within 150m

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1. INTRODUCTION

1.1 Project and Planning Background

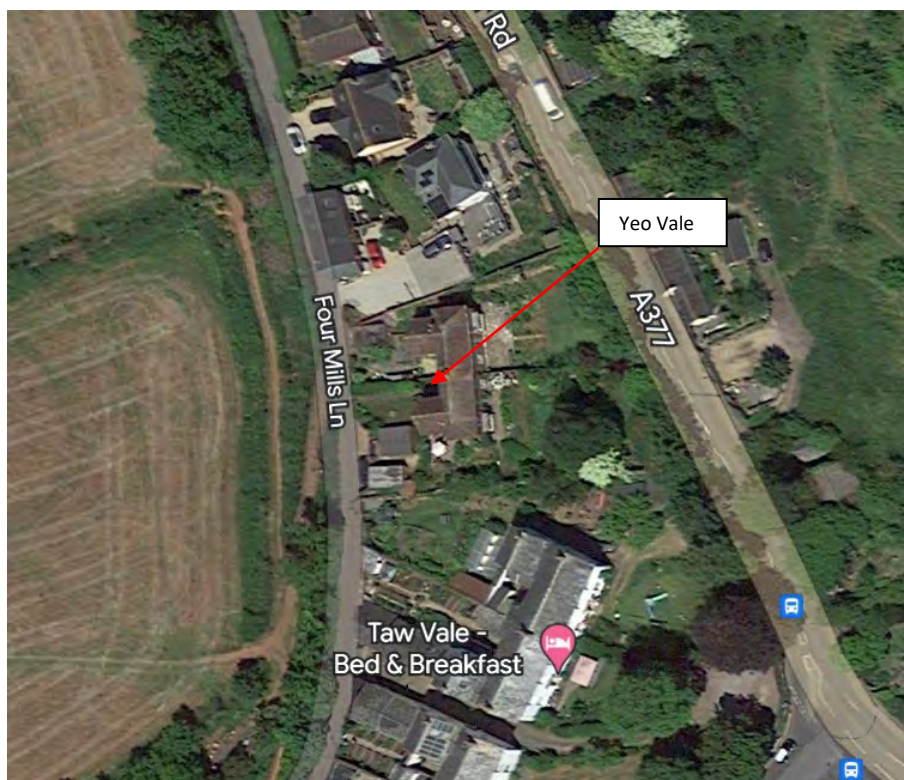
1.1.1 GK Heritage Consultants Ltd were commissioned by Paul Cartwright and Katy Macleod to undertake a Historic Impact Assessment (HIA) for the construction of a new entrance porch on the western elevation, giving level access to the home at Yeo Vale, Four Mills Lane, Crediton, Devon, EX17 3BT.

1.1.2 This HIA has been drafted to inform the planning and design process by Mid Devon District Council for a future planning application.

1.2 Site Description

1.2.1 Yeo Vale is accessed off Four Mills Lane, which provides western access to the rear of the property that formally had an eastern access off the A377. Four Mills Lane falls away relatively steeply before it dog legs to Taw Vale, that in turn joins the A377 (Exeter Road) by Crediton train station. The location of the proposed porch is within the footprint of the current lean-to porch. There is a large timber workshop aside a grassed area with steps that descend to a rear door that enters the kitchen. The purpose of the project is to create a more attractive entrance porch to the western elevation, giving level access to the home (figure.1).

Figure 1: Location Plan



© Google Earth

2 AIMS AND OBJECTIVES

2.1 The principal aim of this report will be to provide an assessment of potential impacts of the proposed development to the setting of cultural heritage assets within a 100m radius of the Proposed Development Area (PDA) and assess any direct and/or indirect impacts to any designated heritage assets (Drawing.1).

2.2 Information Sources

2.2.1 In accordance with the guidelines set out in The Institute for Archaeologists' Standards and Guidance for Historic Environment Desk Based Assessment (ClfA 2017), the following sources of information were consulted to inform this assessment:

- ◆ The online National Heritage List for England¹ (NHLE) maintained by Historic England for information regarding designated assets, as well as their downloadable GIS datasets of Scheduled Monuments, Listed Buildings, Registered Parks and Gardens of Historical Interest, Registered Battlefields, and World Heritage Sites.
- ◆ The Heritage Gateway for non-designated sites and monuments².
- ◆ Know Your Place website³
- ◆ Devon County Council Environment Viewer⁴

3 PLANNING & LEGISLATIVE FRAMEWORK

3.1 Planning (Listed Buildings & Conservation Areas) Act (1990)⁵

3.1.1 Statutory protection in respect of Listed buildings is provided under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act (1990), as follows:

3.1.2 In considering whether to grant planning permission for development which affects a listed building, or its setting, the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

3.1.3 Statutory protection for Conservation Areas is provided in Section 72(2) of the Planning (Listed Buildings and Conservation Areas) Act (1990), as follows:

¹ <https://historicengland.org.uk/listing/the-list/>

² <https://www.heritagegateway.org.uk/Gateway/>

³ <https://www.kypwest.org.uk/>

⁴ <https://www.devon.gov.uk/environment/environmental-maps>

⁵ <http://www.legislation.gov.uk/ukpga/1990/9/contents>

...with respect to any buildings or other land in a conservation area... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

3.2 National Policy⁶

National Planning Policy Framework 2023

- 3.2.1 National and international policy recognises the value and significance of cultural heritage, the public interest in the preservation of assets and sets out mechanisms to ensure that it is taken into account in planning decision-making. Sites and features of identified interest are protected under the Ancient Monuments and Archaeological Areas Act 1979 as amended, and the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.
- 3.2.2 National planning policy and guidance on conserving and enhancing the historic environment is contained within the National Planning Policy Framework (NPPF, 2021), the online National Planning Practice Guidance, the National Design Guide and the Good Practice Advice published by Historic England (GPA1 Local plan making, GPA2 Managing significance in decision-taking in the historic environment and GPA3 The setting of heritage assets). Heritage 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 (NPPF, paragraph 189).
- 3.2.3 Paragraph 203 of the NPPF states that in determining planning 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.”
- 3.2.4 Local planning authorities are required to take the significance of an asset into account when considering proposals, in order to avoid or minimise conflict between any aspects of the proposals and the conservation of the asset (paragraph 197), and “great weight” should be given to the objective of conserving designated heritage assets (paragraph 205). As heritage assets are irreplaceable, all harm, from demolition to harm through development within the setting, requires “clear and convincing justification” (paragraph 206).
- 3.2.5 The principal objective is to avoid harm to designated heritage assets, but detailed policies define the justification required in cases of harm, based on public benefits that

⁶ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

may outweigh the harm, taking account of the weight to be given to conservation, and consideration of whether the conflict between the provision of such public benefits and heritage conservation is necessary (paragraphs 207 and 208).

3.2.6 The National Design Guide: Planning practice guidance for beautiful, enduring and successful places, states at C2 in relation to context:

“Value heritage, local history and culture

45 When determining how a site may be developed, it is important to understand the history of how the place has evolved. The local sense of place and identity are shaped by local history, culture and heritage, and how these have influenced the built environment and wider landscape.

46 Sensitive re-use or adaptation adds to the richness and variety of a scheme and to its diversity of activities and users. It helps to integrate heritage into proposals in an environmentally sustainable way.

47 Well-designed places and buildings are influenced positively by:

the history and heritage of the site, its surroundings and the wider area, including cultural influences; the significance and setting of heritage assets and any other specific features that merit conserving and enhancing; the local vernacular, including historical building typologies such as the terrace, town house, mews, villa or mansion block, the treatment of façades, characteristic materials and details – see Identity.”

Local Policy

3.2.7 The Mid Devon Local Plan 2013 – 2033, Adopted July 2020 and policies:

- Sustainable development principles Policy DM1, item c
- Policy DM2 Renewable and low carbon energy, item a
- Environment Policy DM25, item a – e

3.3 Planning History

3.3.1 There is one entry within the Mid Devon District Council planning portal:

- [99/02042/FULL](#) | Erection of a detached domestic outbuilding | Yeo Vale Four Mills Lane CREDITON. Approved 22nd March 1999.
- [23/00829/HOUSE](#) Erection of porch extension following removal of existing structures. Application Refused Fri 15 Sep 2023.

4 HERITAGE SETTINGS ASSESSMENT

4.1 This HIA has been undertaken in accordance with the industry-standard guidance provided in Historic England's Historic Environment Good Practice Advice in Planning, Note 3 (Second Edition): The Setting of Heritage Assets (2017)⁷.

4.2 This guidance document promotes an iterative 'stepped' assessment methodology, which has been adhered to throughout.

4.3 This guidance recommends a 5-stage approach to the assessment of impacts to settings of heritage assets:

- ◆ Step 1: identify which heritage assets and their settings are affected.
- ◆ Step 2: assess whether, how, and to what degree these settings contribute to the significance of the heritage asset(s).
- ◆ Step 3: assess the effects of the proposed development, whether beneficial or harmful on that significance.
- ◆ Step 4: explore the way to maximise enhancement and avoid or minimise harm; and
- ◆ Step 5: make and document the decision and monitor outcomes. (Out of the scope of this study).

4.4 In addition, the assessment of heritage significance has also been undertaken in accordance with the industry-standard guidance provided within Historic England's Conservation Principles (2008)⁸. This methodology defines heritage significance as deriving from a combination of heritage 'values', chief amongst which are: evidential (archaeological) value; historic (illustrative and associative) value; aesthetic value; and communal value. Further, the Historic England Advice Note 12, Statements of Heritage Significance: Analysing Significance in Heritage Asset (2019)⁹ is also followed as appropriate.

⁷ <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>

⁸ <https://historicengland.org.uk/advice/constructive-conservation/conservation-principles/>

⁹ <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/>

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

4.1.1 A study area of 100m was looked at for the provision of data for grade 1, 2* and grade II listed buildings, scheduled monuments, conservation areas, registered parks and gardens and world heritage sites that may be impacted by the proposed development (see Dwg.1).

4.1.2 Within 100m of the proposed development site (PDA) there are five grade II listed buildings and one conservation area.

Table 1

NHLE	Name	Grade	Distance
1197094	Taw Vale Terrace Rear Yard and Garden Walls and Adjoining Stable Blocks	II	53m S
1209694	East Perimeter Wall, Railings and Gateway to Taw Vale Terrace	II	80 SE
1269763	Taw Vale Terrace Rear Yard and Garden Walls and Adjoining Stable Block	II	45m SSE
1292550	Dartmoor Railway Inn and Attached Ranges Round Stable Yard.	II	100m S
1293139	Numbers 16 to 20 (Consecutive) and Number 22	II	100m N

4.13 The PDA lies within the CREDITON Conservation area. The western extent of the conservation area is located 20m west of the PDA along Four Mills Lane and 100m east across Exeter Road.

4.14 The Devon Historic Environment Viewer¹⁰ records the possible route of the Roman Road from Exeter to CREDITON to the rear of Yeo Vale broadly following the A377, running northwest from Exeter to CREDITON (MDV18461). This heritage asset will be unaffected by the proposed development.

4.15 From an examination of the available online historic maps¹¹ the 1841 CREDITON tithe map records the PDA off Four Mills Lane within an enclosed plot of land, possibly an orchard. The setting is quite rural and there is no significant development save for Four Mills farm 152m SSW and a building 100m W along the Exeter to CREDITON Road.

4.16 The 1880 First Ed records and expansion of development with both the Taw Vale Terrace buildings now present as well as the railway. Within the area of the railway there has been an expansion of industrial activity with coal stores, saw mills and an expansion in the road network. The PDA, however, is still within an undeveloped plot,

¹⁰ <https://map.devon.gov.uk/portal/apps/webappviewer>

¹¹ <https://www.kypwest.org.uk/>

albeit with some limited development to the north. The latter mapping shows a gradual development of the area after 1945 with Yeo Vale appearing before 1970.

4.17 The NHLE records five listed buildings within 100m of the PDA. Of these five only two would have potential views of the development. These would be the two Taw Vale Terrace complexes (NHLE 1269763 & 1197094).

4.18 These two building complexes are recorded by Historic England as:

[NHLE 1269763](#)

TAW VALE TERRACE REAR YARD AND GARDEN WALLS AND ADJOINING STABLE BLOCK, 1 AND 2, STATION ROAD

2 adjoining houses including garden walls and stable blocks, the left hand pair of four built together. Erected on land bought by the Taw Valley Railway Company in 1830 (information from the owner of No 1) and probably part of the same development that includes the Railway Inn (q.v). Local volcanic trap rubble, the front elevation stuccoed, the remainder roughcast; slate roofs; stacks with brick shafts. Plan: each is L-plan, 2 rooms wide with a central entrance and a centre rear lavatory projection.....

And

[NHLE 1197094](#)

TAW VALE TERRACE REAR YARD AND GARDEN WALLS AND ADJOINING STABLE BLOCKS, 3 AND 4, STATION ROAD

2 adjoining houses including garden walls and stable blocks, the left hand pair of four built together. Erected on land bought by the Taw Valley Railway Company in 1830 (information from the owner of No 1) and probably part of the same development that includes the Railway Inn (q.v). Local volcanic trap rubble, the front elevation stuccoed, the remainder roughcast; slate roofs; stacks with brick shafts. Plan: each is L-plan, 2 rooms wide with a central entrance and a centre rear lavatory projection. Outer rear service wings at right angles roofed parallel to the main blocks. Exterior: 2 storeys. Each villa has a symmetrical 3-bay east front with deep eaves carried on brackets....

4.19 The two building groups primary setting are their location east of Four Mills Lane contained within a large plot of land bordered by Station Road to the south and the A377 to the east. Constructed after 1830 as a single development they would have originally enjoyed a rural setting, save for the increasing development south of the railway.

4.2 Step 2: assess whether, how, and to what degree these settings contribute to the significance of the heritage asset.

- 4.2.1 The current setting of the Taw Vale Terrace properties are their location within the plot of land as described above. Their value is primarily architectural with a rural aesthetic. Built on land purchased by the railway in 1830 they represent the beginnings of an expansion industrially and residentially within this part of Crediton during the latter half of the 19th century. Whilst both terraces have had their original setting encroached upon by 19th and 20th century development, they remain important buildings historically and communally as they are seen primarily off Four Mills Lane.
- 4.2.2 The primary importance of the conservation area is architectural and how it represents the past historically. The use of materials and form allow and understanding of local methods of building and architectural design emerging from the post medieval period regionally and locally. Combined these aspects contribute positively to the overall aesthetic and significance of the discussed designated assets as they sit within this part of Crediton.

4.3 Step 3: assess the effects of the proposed development, whether beneficial or harmful on that significance.

- 4.3.1 The property is situated at a height of approximately 48m AOD with the main elevation facing west onto Four Mills Lane. However, the porch area is largely hidden from views from Four Mills Lane. The property shares a boundary wall with that of the listed Taw Vale Terrace (NHLE1269763). However, this is largely hidden from view by the existing modern garden sheds and vegetation from the present porch area.
- 4.3.2 From within the garden of Yeo Vale the feel and presence of the Taw Vale Terrace buildings is largely absent, and a good degree of separation is felt between Yeo Vale and that of the Taw Vale Terrace buildings.
- 4.3.3 The design will neither out mass the current building plot or overshadow any of the designated heritage assets or detract from the understanding of them individually and collectively. The porch will be built on the western elevation of the property, will be an improvement on the current lean-to porch and will blend in with the modern form of the current Yeo Vale property and would not compete visually with the designated heritage assets discussed or be a significant addition to the current plot adjacent the southern boundary wall.
- 4.3.4 Equally, there would be no significant impact to the Crediton Conservation area in terms of visual impact. Rather, the proposed porch would be an improvement on the current situation and be contemporaneous with the architectural character of Yeo Vale.

4.4 Step 4: explore the way to maximise enhancement and avoid or minimise harm

- 4.4.1 The proposed development, through its choice of materials will aim to sensitively respect as much as is possible, the architectural style and character of the present building and surrounding properties.

5 CONCLUSIONS

- 5.1 This Heritage Impact Assessment has considered a range of evidence for the nature and development of the historic environment within a study area of up to 100m centred on the application site. The source data sets include historic mapping and designated heritage assets.
- 5.2 The proposed design would broadly be in line with National Policy and the Regional Planning Policy, DM1, item c, Policy DM2 Renewable and low carbon energy, item and Environment Policy DM25, item a – e
- 5.3 The proposed design aims to maximise formality, considers an alignment and extension of material finishes and inspiration from considered restrained typical contemporary design.
- 5.4 This report concludes that the proposal would not cause significant harm in terms of National and Local Policy.

6 PUBLICITY, CONFIDENTIALITY AND COPYRIGHT

- 6.1 Any publicity will be handled by the client. GK Heritage Consultants Ltd will retain the copyright of all documentary material under the Copyright, Designs and Patent Act (1988).

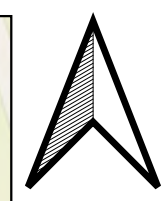
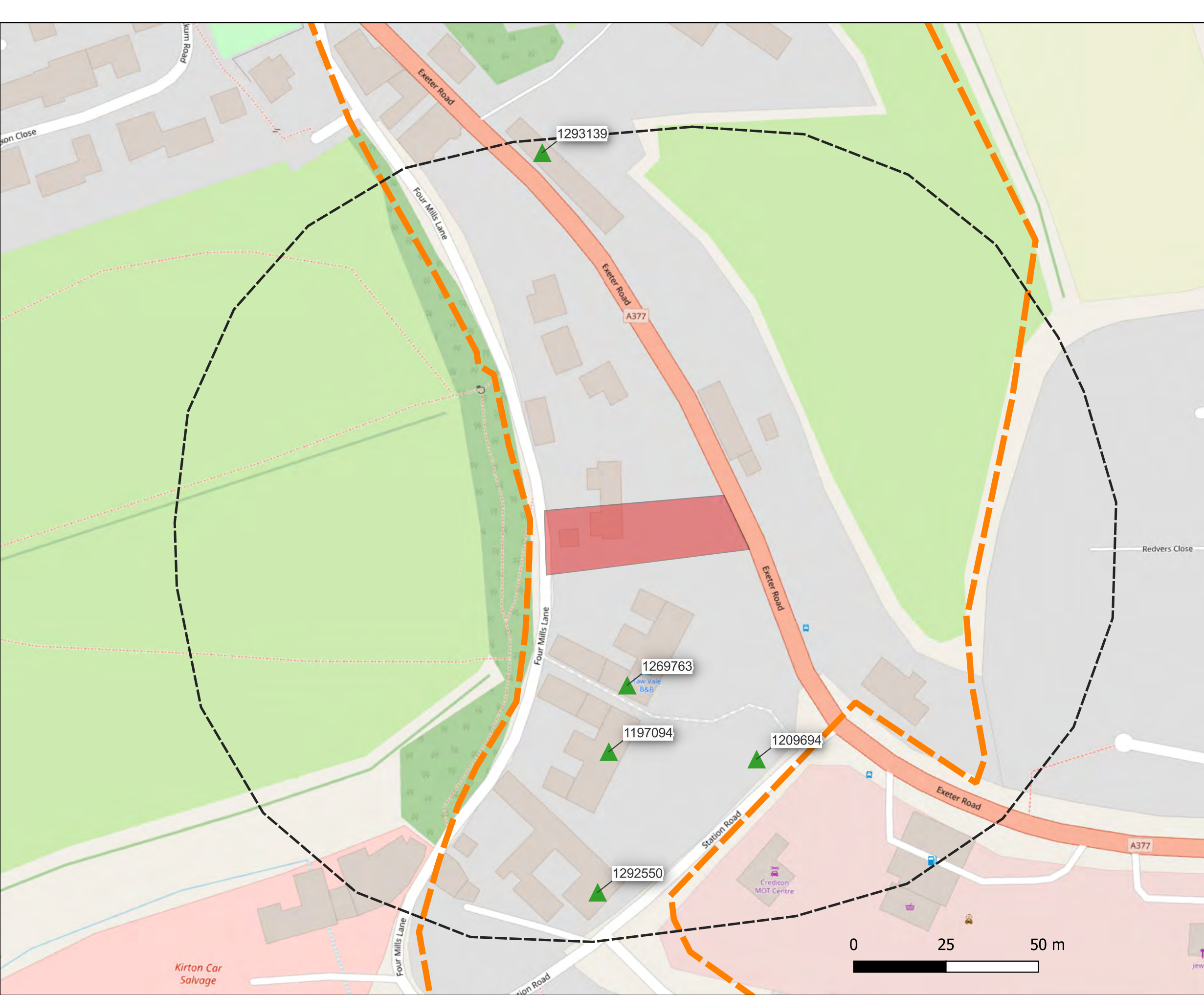
6.1 Statement of Indemnity





- 6.1.1 All statements and opinions contained within this report arising from the works undertaken are offered in good faith and compiled according to professional standards. No responsibility can be accepted by the author/s of the report for any errors of fact or opinion resulting from data supplied by any third party, or for loss or other consequence arising from decisions or actions made upon the basis of facts or opinions expressed in any such report(s), howsoever such facts and opinions may have been derived.

6.2 Acknowledgements

- 6.2.1 GK Heritage Consultants Ltd would like to thank Paul Cartwright and Katy Macleod for commissioning this report.

Drawings



-  100m Buffer
-  Site
-  Conservation Area
-  Listed Buildings 100m



Yeo Vale, Four Mills Lane, Crediton		
Historic Impact Assessment		
Designated Heritage to 100m		
1		
Scale	@ A3	Date
1:1000		April 2024



Photographs



P.1 Western elevation and current lean-to.



P.2 View SSW from current porch area. Access from Four Mills Lane is via the boundary gate, path and steps.



P.3 View South toward boundary wall of Taw Vale Terrace

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SITE PHOTOGRAPHS

April 2024



P.4 View west toward Four Mills Lane. The boundary wall extends to the left of frame. The small extension to the side of the current lean-to is to the right of frame.



P.5 View along southern elevation with boundary wall to the left of frame.

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P.6 Boundary wall and current lean-to separation and screening



P.7 View north from boundary wall toward porch area.

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P.8 View south along Four Mills Lane from outside of Yeo Vale. The two Taw Vale Terrace buildings are centre of frame.



P.9 Boundary wall onto Four Mills Lane of Taw Terrace building(s).



P.10 General Panarama east over Yeo Vale and Taw Terrace(s)

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This report refers, within the limitations stated, to the environment of the site in the context of the surrounding area at the time of the inspections. Environmental conditions can vary, and no warranty is given as to the possibility of changes in the environment of the site and surrounding area at differing times.

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