



CULTURAL HERITAGE IMPACT ASSESSMENT

Ivy Cottage, Bodicote, Oxfordshire



Contents

- 1 Introduction
- 2 Legislative, policy and planning context
- 3 Heritage assets; description, significance, and importance
- 4 Impact assessment
- 5 Conclusions

Appendices

- 1 Historic England asset listing descriptions

Cover image: The current main front door to Ivy Cottage

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Cultural Heritage Impact Assessment

Ivy Cottage, Bodicote, Oxfordshire

1 Introduction

Background

This report fulfills the requirement of the National Planning Policy Framework for a heritage statement. It has been carried out by Nick Shepherd ClfA of NSP Heritage Consulting Ltd on behalf of the owner H. Smart. It relates to a planning and listed building application for development at Ivy Cottage, High Street, Bodicote, Oxfordshire, OX15 4BP (centred NGR SP 46054 38039). The local planning authority is Cherwell District Council.

A Heritage Statement is a requirement under paragraph 194 of the National Planning Policy Framework: “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.”

The proposal subject of the application has potential to change/impact three designated heritage assets:

- Ivy Cottage, a grade II listed building
- Boundary wall to Ivy Cottage, a grade II listed building
- Bodicote conservation area

This assessment considers the significance/importance of the assets and then the degree of change and impact likely to arise as a result of the proposals.

The assessment concludes that overall the proposed scheme preserves the special historic and architectural significance of the house and wall, and enhances both the buildings and conservation area. The one caveat to this are the proposals for new access off Broad Gap, where there is risk of less than substantial harm, but also mitigating factors to take into consideration.

Methodology

The overall guiding principles and stages of assessment applied here are taken from *The Principles of Cultural Heritage Impact Assessment in the UK, IEMA, IHBC, ClfA, (2021)*.

To understand where the significance of a heritage asset lies, ‘Conservation Principles, Policies and Guidance’ (*English Heritage, 2008*) provides guidance to ensure that all decisions about change affecting the historic environment are informed and sustainable. That document describes a range of four ‘heritage values’ that constitute a heritage asset’s significance. These heritage values are: aesthetic value, evidential value, communal value and historical value and these form the basis for this assessment.

Two visits were made to the cottage on 06 and 25/10/21 with full access to the exterior and interior of the property. Notes and sketches were taken along with a summary photographic record.

This report should be read in conjunction with the Design and Access Statement and the planning drawings also submitted as part of the application.

2 Legislative, policy and planning context

National legislation

The relevant national legislation comprises:

Planning (Listed Building and Conservation Area) Act, 1990

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, in accordance with Section 66(1) of the Act.

The site also lies within the designated *Bodicote Conservation Area*, wherein the Local Planning Authority is statutorily obliged to pay special attention to the desirability of preserving or enhancing the character or appearance of the area, in accordance with Section 72(1) of the Act.

National planning policy

Section 16 of the revised National Planning Policy Framework requires that Local Planning Authorities should take account of the desirability of sustaining or enhancing the significance of heritage assets. Paragraph 199 states that when considering the impact of the proposed works on the significance of a designated heritage asset, great weight should be given to the asset's conservation, irrespective of whether any potential harm amounts to *substantial* harm, total loss or *less-than-substantial* harm to its significance. Paragraph 200 clarifies that significance can also be harmed through alteration or development within the setting. Paragraph 201 states that where a proposed development will lead to *substantial* harm applications should be refused unless it is demonstrated that the harm is necessary to achieve substantial public benefits. Paragraph 202 states that where a development proposal will cause harm to the significance of a designated heritage asset that is *less-than-substantial* harm, that harm is weighed against the public benefits of those works.

Local plan policies

Cherwell Local Plan 2011-2031: Adopted Document (July 2015) (As amended)

Policy ESD15 New development proposals should: Conserve, sustain and enhance designated and non-designated 'heritage assets' including buildings, features, archaeology, conservation areas and their settings, and ensure new development is sensitively sited and integrated, furthermore development should respect the traditional pattern of the form, scale and massing of buildings.

Cherwell Local Plan 1996 Saved Policies

C18 in determining an application for listed building consent the council will have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest. The council will normally only approve internal and external alterations or extensions to a listed building which are minor and sympathetic to the architectural and historic character of the building.

C28 Control will be exercised over all new development, including conversions and extensions, to ensure that the standards of layout, design and external appearance, including the choice of external-finish materials, are sympathetic to the character of the urban or rural context of that development. In sensitive areas such as conservation areas, the area of outstanding natural beauty and areas of high landscape value, development will be required to be of a high standard and the use of traditional local building materials will normally be required.

3 Heritage assets; description, significance, and importance



Fig. 1, Ivy Cottage south front

Description

Ivy Cottage is a detached house constructed of roughly coursed local ironstone with a thatched roof. It was originally two separate cottages that have been combined and much altered both internally (largely as a result of the historic combination) and externally (with recent extensions to front and rear).

The house is oriented east-west, with its western gable end on to the High Street. It sits in the northern part of its garden plot which is enclosed by high stone walls. There is vehicle access

to the rear into a modern garage/extension, and pedestrian access through a gate in the western wall.

The house is a Grade II listed building (ref: 1248707, see Appendix). The listing describes it as of circa C18th date. The house lies within the northern edge of the Bodicote conservation area (*Bodicote Conservation Area Appraisal, Cherwell District Council, 2008*)

External elevations

The front elevation (facing south onto the garden) provides clear evidence of the original two cottages (Figs 1 and 2).

The western cottage is rectangular in plan and one and a half storey. It has a slightly off-set front entrance under a tiled, gabled porch, with 16-pane sash to one side (all windows are white-painted timber) and the modern extension to the east. Photographs supplied by the client show the extension replaced a square angled bay window, which itself is likely to have been a replacement for a plain sash opening (likely similar to that on the west). There are two windows at first floor/attic level, both 12-pane sashes. The three windows are set back and possibly early C19th as they lack the distinctive later horn on the upper sash. They appear to contain historic glass (again this is the case for all the sash windows).



Fig. 2, Ivy Cottage existing front (south) elevation ©SJB Surveying

The eastern cottage is also rectangular in plan, but shorter and taller (being a full two storey with attic above) than that to the west. It is accessed through a central doorway, again with a 16-pane sash to one side and two 12-pane sash at first floor. As with those to the west the windows lack horns but contain historic glass so are likely to be contemporary. To the east of the door at ground is a C20th timber casement off-set from the other openings.

The upper floor windows on both cottages lie under slightly swept eaves, although the thatched roof has clearly been repaired/replaced recently. The roof timbers beneath it, have also been largely replaced (see below).

The rear, northern elevation is mainly taken up by a substantial modern extension located central to the original cottages (Fig 3). Parts of the original fabric are visible at the western end ground floor and first floor, where there are two windows, a metal casement with leaded lights, and a large 15 pane sash giving light onto the stairwell. Original fabric is also visible to the west with two windows at ground floor level, a double and fixed timber casement, both likely C20th.



Fig. 3, The modern rear extension.



Fig. 4, The chopped and blocked bread oven within the western gable end.



Fig. 5, The interior face of the bread oven with the sitting room fireplace.

The western gable end has no existing opening and is partly obscured by the boundary wall, although behind this evidence can be seen for the back of a bread oven which has been chopped back and filled, presumably when the boundary wall was constructed (Fig 4).

The eastern gable end is plain with no openings. However, a slight scar/bulge in the masonry suggests the eaves may have been raised in the past (unfortunately this does not show well in the photograph, which is, therefore, not included).

Internal plan form; ground-floor

At ground-floor level the current house has five key parts (not including the modern rear extension), from west to east; a sitting room with fireplace, the entrance lobby, stairwell, and rear corridor, a lounge with modern extension to front, a dining room with fireplace, and a kitchen formed behind a partition (Fig 6).

At first-floor, there are also 5 key parts, bedroom 1, the stairwell and rear corridor, and bedrooms 2, 3, and 4 (Fig 15).

Roughly, this equates to the original cottages both having a two-cell plan form (two rooms on each floor), with the current stairwell and rear corridor being a later addition, introduced when the separate cottages were amalgamated into a single house. Before this each cottage had its own stair access to first floor (see below).

The eastern cottage, as noted above, is slightly smaller than that to the west, and it is also oddly aligned. Its southern frontage is twisted slightly to the north and its eastern gable end is

also skewed to align with the property boundary. This gives the impression, somewhat, of this cottage having been squeezed in to fit the space available and may indicate that it was constructed later than the western cottage. There is no evidence for this, however, in the stonework of the front elevation which all appears to be of a single phase.

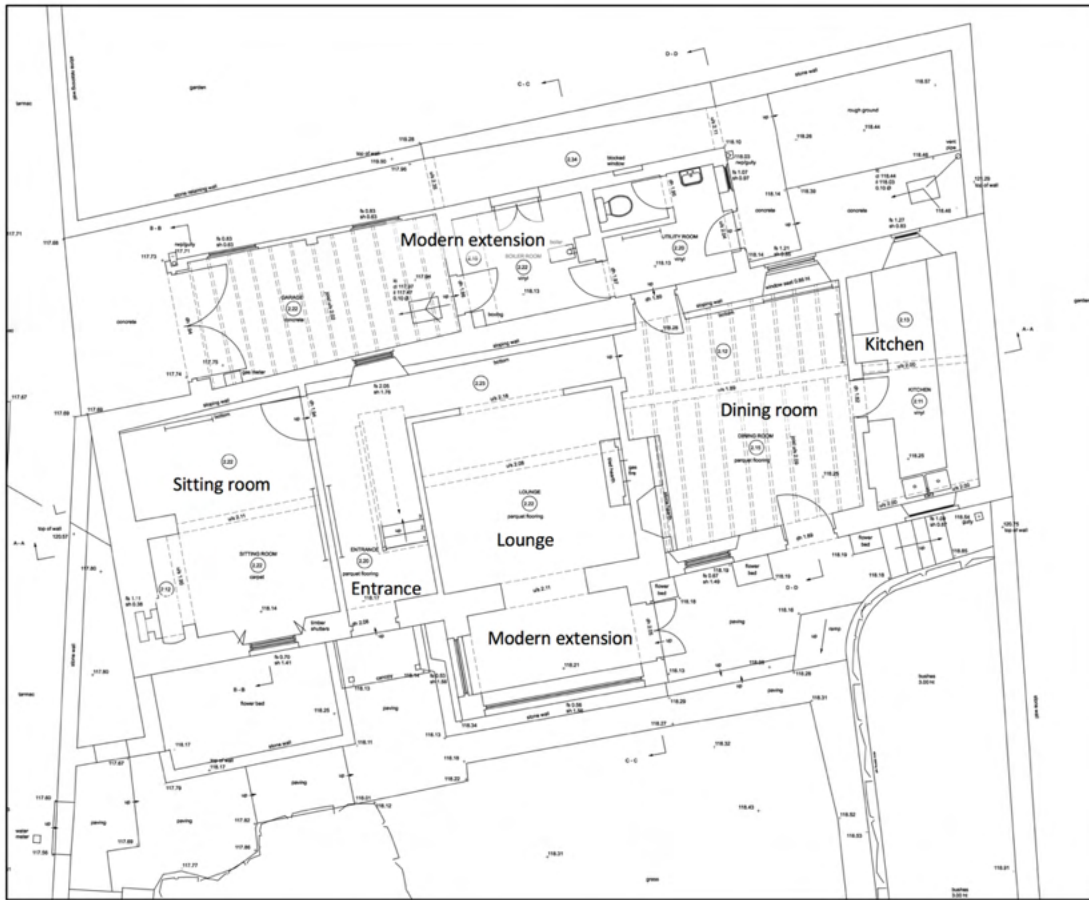


Fig. 6, existing ground floor plan © SJB surveying

Entering the western cottage through its front door gives access to the lobby and stairwell (Fig 7). The latter rises as a single flight to the first-floor landing. The rather crude white painted squared timber balusters contrast with the simple, but elegantly carved newel posts and handrail. A short section of ceiling beneath a first-floor cupboard room is likely lath and plaster.

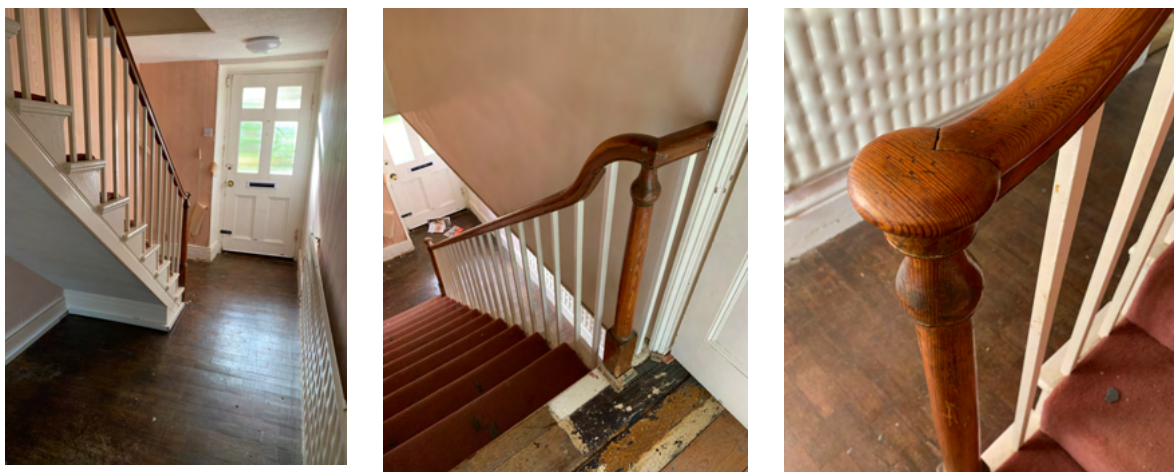


Fig. 7, Detail of entrance lobby, stairwell and stairs



Fig. 8, The current sitting room ©Savills



Fig. 9, The newly exposed flagstone floor

To the rear of the lobby, to the left of the stairs a door opens to the current sitting room (Fig 8), a sash window to front with shutters and paneling beneath. The ceiling is probably lath and plaster, the joists supported by a longitudinal timber beam, and the floor limestone flags (Fig 9, probably laid on bare earth). A fireplace in the western wall is largely obscured by plasterboard although the timber lintel survives and there is a bread oven at the rear (although this has been chopped back externally –see above, Figs 4 and 5). The partition between this room and the entrance lobby/stairwell appears to be historic, but may be a mixture of builds, some parts stud walling, some parts solid wall. It is unlikely to be original to the earliest cottage and probably, like most of the partitions (at ground and first floor), dates to the amalgamation of the two cottages.



Fig. 10, The current lounge with modern extension beyond. ©Savills



Fig.11, The current dining room. ©Savills

The current lounge is accessed off the rear corridor (Fig 10). While the western partition was likely part of the amalgamation works, and the eastern wall is the original solid wall dividing the two cottages, much of the visible fabric is recent, probably put in place when the front extension was constructed (including the two short sections of stud wall separating this room from the corridor –see Fig 28). A possibly original, but boxed-in (and therefore not visible), longitudinal beam supports the ceiling/first floor, but the ceiling itself is plasterboard. The floor is timber parquet. There is a modern gas fire in the eastern wall, the flue being cut into the back of a chimney on the other side (in the dining room).

Also accessed from the rear corridor is the dining room (Figs 11 and 12). There is a sash window and modern timber door to front and a modern opening (to the extension) and casement to rear. The ceiling is exposed joists supported by a longitudinal beam. The floor is timber parquet. A fireplace in the front left corner, within the western wall of the eastern cottage, is now largely modern but preserves the location of the original (there may be more original fabric behind plasterboard). This western wall is much altered, partly re-built in brick, with an opening having been made though it at amalgamation, and probably a brick pier inserted to take the load of the timber beam. The eastern end of the room is marked by a partition with the kitchen (Fig 12). This is a solid wall, aligned with the eastern gable end and so slightly out of alignment with the front and rear walls. The joists also respect this gable end alignment although the supporting beam attempts a compromise between the two. It's possible that both the beam and the joists are secondary and there may have been some remodeling when the two cottages were amalgamated.



Fig. 12, The dining room/Kitchen partition proposed for removal.



Fig. 13, The current kitchen

Behind the partition lies a narrow kitchen (Fig 13). As noted above, the partition is solid, and examination of the upper part of the wall, exposed by lifting boards in Bedroom 4, shows it to be constructed from un-frogged bricks, but set within cement mortar (suggesting this is probably C20th in date, but re-using earlier, possibly C19th bricks) (Fig 14).



Fig. 14, The upper part of the dining room/kitchen partition exposed beneath the boards in bedroom 4.

The kitchen is a narrow galley style room with C20th casements to front and rear. The fittings are C20th. There is a modern vinyl floor covering, which was not lifted to inspect the underlying boards. The plastered ceiling is supported by a short longitudinal center beam, placed on a brick pillar in the partition, and a further beam resting on the inside of the front wall.

There is no obvious evidence in the kitchen for a fireplace, which might be expected as there is a chimney in this gable wall and a fireplace in the corner of bedroom 4 above. The evidence is probably hidden behind modern cupboards and plasterboard.

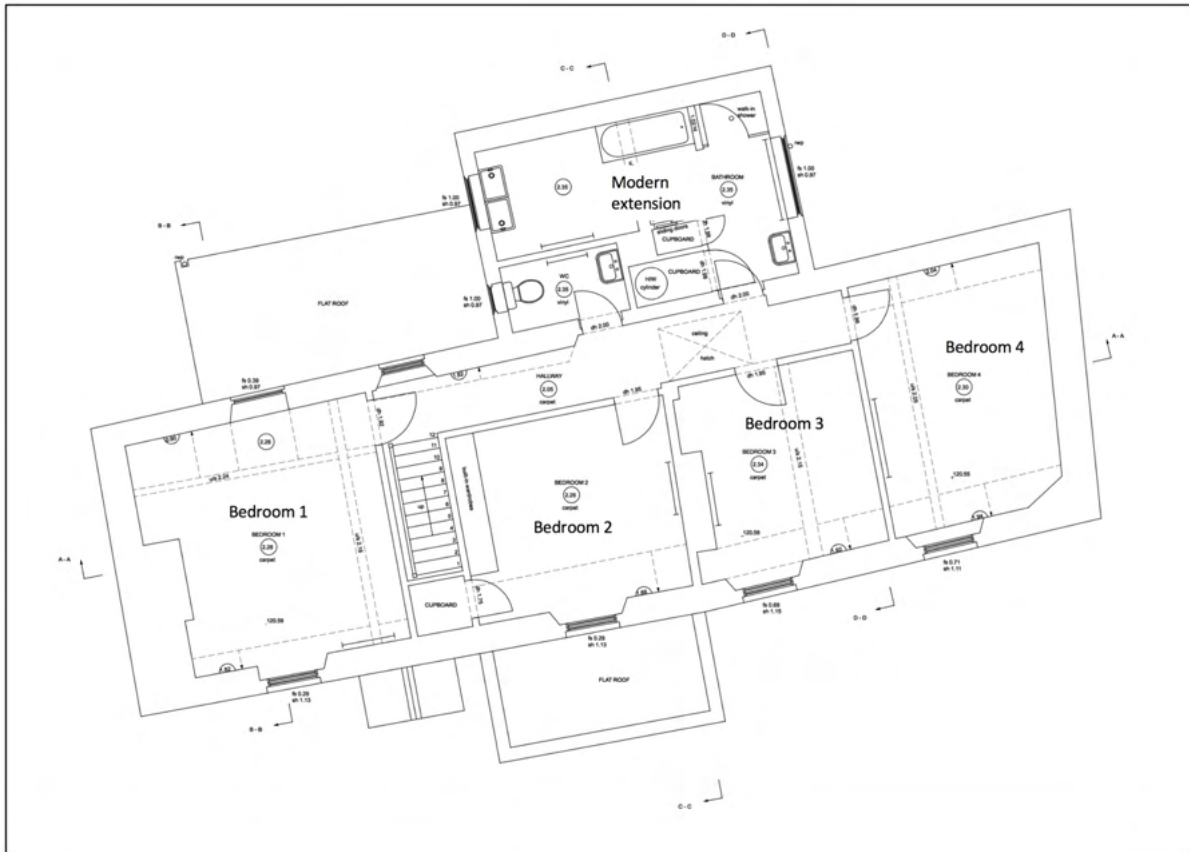


Fig. 15, existing first floor plan © SJB Surveying

Internal plan form –first floor/attic

Access to the first floor (Fig 15) is by the central staircase, described above. At the top of the stairs there is a simple timber arch, fashioned from a single plank with half rounded moulding. A large 15 pane sash window gives light into the stairwell.

The stairs rise to a small landing with access to the left into Bedroom 1 and to the right into a corridor along the rear of the main house to access bedrooms 2, 3 and 4. Access is also given to the modern rear extension. The floor is of narrow pine boards.



Fig. 16, The current bedroom 1. ©Savills



Fig. 17, Bedroom 1 roof truss. Note how the truss blocks the existing entrance to the room. The partition behind is proposed for removal, relocated to this side of the truss.



Fig. 18, Detail of truss showing raised collar

Bedroom 1 (Fig 16) (as with all the bedrooms) is partly within the attic, with a partly exposed roof truss and purlin (an original tie/collar has been removed and relocated higher up to create passing space beneath, Figs 17 and 18). There is a sash window to front and a side opening iron framed casement to rear, with 12 pane leaded lights. The ceiling is painted lath and plaster. The floor is boarded. Interestingly while the exposed boards elsewhere are largely narrow, probably Victorian or later pine, those in this room include wider, possibly earlier boards.

The pattern of the boards in this room is interesting and hints at the development of the house (Figs 18 to 21). In the rear north western corner, to one side of the fireplace, they have been trimmed, possibly for an opening which has then been boarded over (possibly an original staircase?).



Fig. 19, Bedroom 1 NW corner –boards trimmed and possible early opening covered.

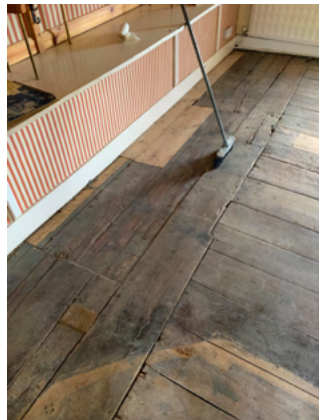


Fig. 20, Bedroom 1 –boards against the stairwell partition



Fig. 21, Bedroom 1 –later partition scar

The boards in the room are mainly laid transversely across the joists, but they are laid front to back under the truss and against the partition separating the bedroom from the stairwell. This suggests that an original partition may have sat against the western face of the truss, in line with that at ground floor level. Possibly there was an earlier arrangement to the existing stairwell, possibly wider, possibly incorporating a landing, with the bedroom later extended out across this. This would explain the now awkward, and no doubt occasionally painful, access into the bedroom from the top of the current stairs, straight into the blade of the truss! An earlier entrance into a smaller room could have been less treacherous. Complicating all of this

somewhat is a scar on the boards in the northern part of the room which suggests some kind of internal division –later than the creation of the extended room, and suggesting an even more constrained entrance.



Fig. 22, The current bedroom 2,
©Savills



Fig. 23, The current bedroom 4,
©Savills



Fig. 24, The current bedroom 3



Bedroom 2 is also partly within the attic although no roof timbers are visible (Fig 22). There is a sash window to the front, and a corner cupboard out over the entrance lobby. Where carpet has been partly removed wide pine boards are visible.

Bedroom 3 would once have been within the eastern cottage, so the corridor here has broken through the original party wall (Fig 24). Within the bedroom the upper part of the chimney is boarded off. The fireplace surround has been removed although a hearthstone survives. There is a sash window to front with a simple but original moulded timber surround. A transverse timber beam is visible in the ceiling, likely the tie-beam at the base of the roof truss. The floor comprises narrow pine boards.

Bedroom 4 follows a similar pattern to bedroom 3 (Fig 23). There is a sash window to front, with timber surround, but also with timber shutters and paneling below. There was a small corner fireplace which has been removed. Again, a transverse timber beam, the tie-beam for

the roof truss, is visible in the ceiling. The floor comprises narrow pine boards, some removed to expose the top of the brick-built partition in the dining room below.

Only the roof-space in the eastern end of the house was viewed. The original roof here has largely been replaced, with only the principal rafters of two roof trusses visible (the tie beams being visible in the bedrooms below, and these no longer contribute structurally). The western part of the roof looks, from a very restricted view, to also have been replaced although there may be more original timber surviving (e.g. the lower part of some intermediate common rafters).

External areas and boundaries

The plot lies within the north-eastern edge of the historic village, and also the conservation area. The house sits within the northern part of its plot (as described above), with the main front of the house looking south across its gardens. The plot provides the immediate setting for the house and is bounded on all sides by tall stone walls providing a significant sense of enclosure.

The wall to the west is a separate listed building (ref: 1277795, see Appendix). This is butted against the north-western corner of the house and runs along the plot boundary facing the High Street to the corner with Broad Gap. Its built of roughly coursed local ironstone with stone coping. Recent consented repair work has confirmed it is of traditional construction comprising two outer coursed leaves with a rubble core. There is an arched pedestrian entrance part way along. The wall continues unbroken along Broad Gap, also forming the southern boundary of the neighbouring plot to the east (now part of Bodicote House and the Cherwell DC offices), although this part is not listed. The wall is later than the building, possibly by a considerable margin. It's likely that its construction necessitated the chopping back of the bread oven in the western gable end. As the wall also provides the boundary to the neighbouring plot, it's possible it was constructed when both plots were in the ownership of Bodicote House (located to the east) and this may suggest a late C19th date at the earliest.

The eastern boundary of the plot is also marked by a stone wall, also of roughly coursed ironstone rubble, but with a mortar capping. Test-pits dug up against the wall show it to have been constructed on a cement blockwork footing, so it is likely to date to the latter C20th. This is not separately listed although it is clearly within the curtilage of the house. At its southern end it is butted against the inner wall face of the Broad Gap boundary and runs north to butt the south-eastern corner of the house. From this point north, the gable wall of the house lies on the boundary, although there is a final short section of boundary wall from the north-east corner of the house to the plot limits.

Of note are some steps that run from the eastern front door of the house up to the inner face of this boundary wall –in affect, running under the boundary wall and indicating that this was once an access point that has since been blocked (Fig 29). This also suggests a link with Bodicote House, into an area occupied by ancillary buildings to that property (possibly glasshouses, marked on the 1898 OS (Fig 27), with the rear brick walls surviving today).

Summary of historic development

It's not the purpose of this assessment to undertake a full historical survey of the house and investigate all aspects of its development. What follows is a proportionate summary interpretation based on the observations made during visits (Fig 25).



Fig. 25, Interpretation of plan development at ground floor ©SJB Surveying

Clearly the house originated as two separate cottages and a significant amount of subsequent remodeling occurred when these were amalgamated into a single dwelling.

The date for the construction of the cottage is given in the listing as C18th. The surveyors drawing for the 1st edition OS map (not illustrated here and surveyed post 1804, pre 1840), is at a very small scale, but may show two separate buildings on the site, not aligned to the current house. The house is present by 1833 (Fig 26) –so may be early C19th in date. This is splitting hairs in that the traditional vernacular would not have changed much over this period.

The western cottage may have been constructed first, as the eastern cottage gives the impression of being squeezed into the remaining space up to the plot boundary. Little evidence survives for the original internal division/partitions, although it's possible that the wall between the sitting room and stairwell may be original, or at least on the line of the original. This part

of the house is likely the most original/intact, also suggested by the stone flagged floor in the sitting room and the wider/older board in Bedroom 1 (apparently running into Bedroom2).



Fig. 26, 1833 survey of the village, showing Ivy Cottage divided into two, although the plot is undivided. (c) Banbury Museum.



Fig. 27, The 1881 OS 6 inch map shows the house at too small a scale to note any division, with Bodicote House to the east. There are also buildings marked to the rear of the cottages.



Fig. 28, The 1898 OS 6 inch map shows the eastern end of the house attached to an ancillary building of Bodicote House.

If one assumes the position of the windows are original, then the western cottage was certainly of two-cell form. It's likely that this was also true of the eastern cottage, although the modern ground floor kitchen window is clearly a later insertion, (as is that in the northern wall). The odd alignment of this end of the building and the insertion of the dividing wall between the dining room and kitchen are also evidence for a more complex history. As noted above this may have resulted from the need to squeeze the cottage into the plot, but alternatively there may have been a smaller cottage here (possibly one cell) that was subsequently extended.

While both cottages comprised a ground and attic level, the easternmost cottage also has evidence in its gable end for the eaves having been raised.

Each cottage would originally have had separate stair access to the first/attic floor. The most obvious place for this would have been to the rear, adjacent to the fireplace, and this arrangement may survive in the western cottage in the possibly blocked opening visible in Bedroom 1. There is no indication in the exposed joists in the eastern cottage for the original stairs (which may be evidence these joists are secondary with the more recent Victorian or later boarded floors in the bedroom above), but it's perhaps suggestive that directly above the predicted location, to the right of the fireplace, at first floor ceiling level, there is a large opening (no doubt altered) to access the attic.

Much of the internal layout and partitions probably date to its amalgamation, (although without intrusive survey, it's not always possible to tell whether some of the partitions are historic, or more recent). A new stairwell was created together with rear corridors at ground and first floor to tie the building together. It's likely the main reception rooms and bedrooms were laid out at this time. The date for this amalgamation is uncertain, although there may be some documentary evidence unexamined during this assessment for the creation of a single household. Map evidence suggests the cottages were undivided in 1833, but representations after that are ambiguous (Figs 26 to 28).

Post amalgamation, there is clear evidence for continued change, including in the stairwell, which may have been re-modelled, with bedroom 1 extended, the insertion of a bay window into the lounge (pre-dating the front extension and presumably replacing a plain sash) and the work in dividing or even extending the dining room/kitchen in the eastern end of the house. The late C20th extensions to front and rear are part of this continuous process of renewal, as are the current proposals.

Significance and Importance

Ivy Cottage is significant in terms of its aesthetic, evidential, communal and historical value.

Aesthetically the house is a very attractive building. Internally there is much survival of historic fabric, although there has also been a lot of unsympathetic C20th alteration. Despite the incongruous modern lounge extension, the front of the house displays a very appealing symmetry, with the key elements of thatched roof, stone walls and timber windows and doors. The rear of the house, in contrast, has been very badly served by the unsympathetic modern extension, although even here the use of thatch in the roof, and some stonework in visible areas serves to lessen the impact a little.

The setting of the house, within the large cottage garden, surrounded by high enclosing walls creates a pleasant sense of peace and tranquility compared with the busy High Street. From the street, it is unfortunate that it is the rear of the building that gets most exposure, although the thatched roof of the original cottages is just visible over the walls. Overall the house makes an important contribution to the built heritage of the village and the conservation area.

In terms of evidential (and to an extent historic) value, the house is important in terms of its position within the village, documenting the northern extent of the historic core, but also because it illustrates the changing use and status of village buildings over time. Originally two small cottages, possibly housing the families of farm labourers, its conversion to a single dwelling clearly indicates a change in status, and a change in the aspiration of its inhabitants, wanting more space, more privacy, and perhaps more opportunity to display their status.

For all these reasons this is an important building and this also reflects its communal value –an attractive, historic building within the community, a private dwelling but a shared heritage.

The particular elements that contribute to its special historic and architectural significance include:

- The intact core of historic fabric, specifically the stone walls and fenestration
- Historic internal flag and boarded floors in the western part of the building
- The evidence for historic alteration in the form of some of the partitions
- Intact lath and plaster ceilings, where these survive
- Immediate setting of garden behind walls

Elements that are not significant include

- The modern front and rear extensions
- The C20th windows and door
- C20th stud wall partitioning

- C20th flooring
- The modern roof

Importance

Ivy Cottage is important for the combination of significant values that contribute to its special historic and architectural significance. While the house has been much altered, particularly as a result of large unsightly extensions and the replacement of the roof, the original plan form and historical development can still be read and it retains much of its original fabric and fenestration. Internally, while little appears to survive of the original cottages (although the western end is better preserved), the history of remodelling provides important evidence for the changing use and status of village buildings.

4 Impact assessment

Overall proposals

The proposals are to renovate and refurbish the house, to retain its historic and architectural value, while sensitively upgrading to modern levels of performance.

Detailed plans of the development proposals are supplied elsewhere with the application but include proposals for:

- demolition of the front extension back to the original
- demolition of parts of the rear extension and improve its external appearance and change its internal layout
- retention/refurbishment of historic windows
- insertion of patress plates at western end for structural stability
- remove non-historic windows and doors and replace with historically appropriate types
- minor alterations to the internal layout of the ground floor
- minor alterations to the internal layout of the first floor
- conversion of the eastern attic space to a new bedroom
- reinstatement of original pedestrian access from the front of the house through the eastern boundary wall to a new garden area
- extension of the western boundary wall to the north to block existing vehicular access to rear and create a pedestrian access
- creation of a new vehicular access through the southern boundary wall with new parking area

Removal of the front and part of the rear extension is an undoubted good, and will better reveal the significance of the building, and enhance its value. Changes to the rear extension do include some which are visible externally, including one new window opening, but these are all sympathetic, use traditional material, and I consider these to be sensitive to the historic fabric and conservation area and a significant improvement.

Historic windows will be refurbished and retained which is appropriate and in line with Historic England and LPA guidance. Where non-historic windows are replaced, or existing windows cannot be refurbished, these will be to historic patterns (e.g. painted timber sash or casements), also compliant with guidance.

The use of patress plates and wall ties is an appropriate response to address some structural instability in the western end of the building.

On the ground-floor modern stud walling will be removed in the existing lounge (labelled snug on the proposal drawings). It is also proposed to remove the existing partition between the dining room and kitchen and replace with a structural steel member into which the existing ceiling beams will be slotted. The existing partition is not original to the building, but probably represents a relatively late addition (see above). This could be removed without significant harm to the building and the new arrangement will still illustrate where this division once lay. The existing kitchen door will be re-used in a new cupboard under the stairs.

On the first floor, it is proposed to create a landing to the left of the stairwell and in so doing, remove the exiting bedroom 1 partition (bedroom 4 on the proposal drawings), and re-build this on the other side of the exposed roof truss, reducing the size of the bedroom. As described above, there has been a history of alteration in this area of the house, and the existing partition was probably inserted after the two cottages were amalgamated. The new arrangement is likely to be a return to an earlier layout, which can be read in the form of the floorboards. As such, while I do class the current partition as historic, the proposals mitigate its loss somewhat in re-using a likely earlier alignment while significantly improving access by moving the door (re-used) to avoid the truss. On balance, I feel this is an acceptable loss, as long as the current floorboards are retained.

There are some minor changes in layout at the eastern end access to existing bedrooms 3 and 4 (bedroom 2 and the master bedroom on proposal drawings). The entrance to the new master bedroom is moved up the passageway, re-using the existing door, and the doorway into the existing bedroom 3 is moved to accommodate this. The new opening into bedroom 3 is through an historic partition, but can be achieved with only very minor alteration and re-uses the original door. These changes do not create significant impact, and may be possible to retain existing door surrounds in place to document to the current layout.

Within the eastern attic space a new bedroom is proposed (bedroom 5 in the proposal drawings). This is accessed through a new stairway from the modern rear extension which winds through the existing gap/attic door. Stud walls are indicated but with no alteration to the existing roof trusses, which are no longer structural and have already had collars removed to allow access beneath/through. The most significant change is a new opening in the gable end wall with painted timber casement under a timber lintel. This is the only new opening in the historic fabric of the building and the only sensible option to get natural light/air into the bedroom. While this does remove original fabric, it's very minor and visually this has less impact being on the gable away from the road, with very limited views towards the building here. Modern attic conversions of this type, even in historic building, are common and can easily be read as such. I don't judge this to be a significant adverse impact.

Several changes are proposed to the external boundaries and access.

The proposed new access through the eastern wall into the new garden is, in my opinion, uncontentious. The steps up clearly indicate this was once in use, and the wall itself is likely to

be a recent addition (Fig 29). The change to create a small gap is very minor and will have no significant adverse impact.



Fig. 29, Steps leading from the front of the house beneath the later eastern boundary wall.

The extension of the eastern boundary wall to the north can be achieved without any impact on the historic fabric. The new wall will clearly be a separate phase to the old. Views of the upper rear of the house from the road (vastly improved due to the removal of the ugly garage and insertion of the proposed timber and slate awning/faced) will be retained. On heritage grounds, both in terms of the listed building and the conservation area, I see no objection to this, although it clearly depends on creating new vehicular access elsewhere (see below).

The new access for vehicles is proposed through the southern boundary wall on Broad Gap, into a driveway/parking area constructed out of the south-eastern part of the existing garden (Fig 30).

The wall here is not listed separately (as with that facing on to the High Street), but almost certainly enjoys curtilage listing due to its association with the house, and is obviously also within the conservation area. While only a small part of the fabric of the wall would be lost, the proposals would, to a limited extent, negatively impact the setting of the house, specifically its sense of enclosure and tranquillity –although this could in part be mitigated by installing tall timber gates, similar to those used in other openings within the village (some of these are illustrated in s.11.1 of the *Conservation Area Appraisal*). Regarding the conservation area, the tall stone walls here and elsewhere are important contributors to character. In particular, they signal the division between private higher status spaces, in contrast to some of the more humble village houses that face directly on to the street. Nevertheless, as already noted, the proposals remove only a small part of the wall and this loss could be part mitigated with tall gates, which would continue the built line and continue to mark the division of space. Overall, however, it is difficult to avoid the conclusion that there is a risk here of a low level of less than substantial negative impact. There are good reasons, however, to remove cars from parking on the road (not least because parked cars negatively impact our ability to experience the historic environment) and to encourage the provision of domestic charging infrastructure, and

these are the drivers to this change. This would be a question of balance for the local authority to consider.



Fig. 30, The boundary wall on Broad Gap, where the proposal is to create new vehicle access, approximately where the graffiti is. This could be mitigated by the insertion of tall gates.

5 Conclusions

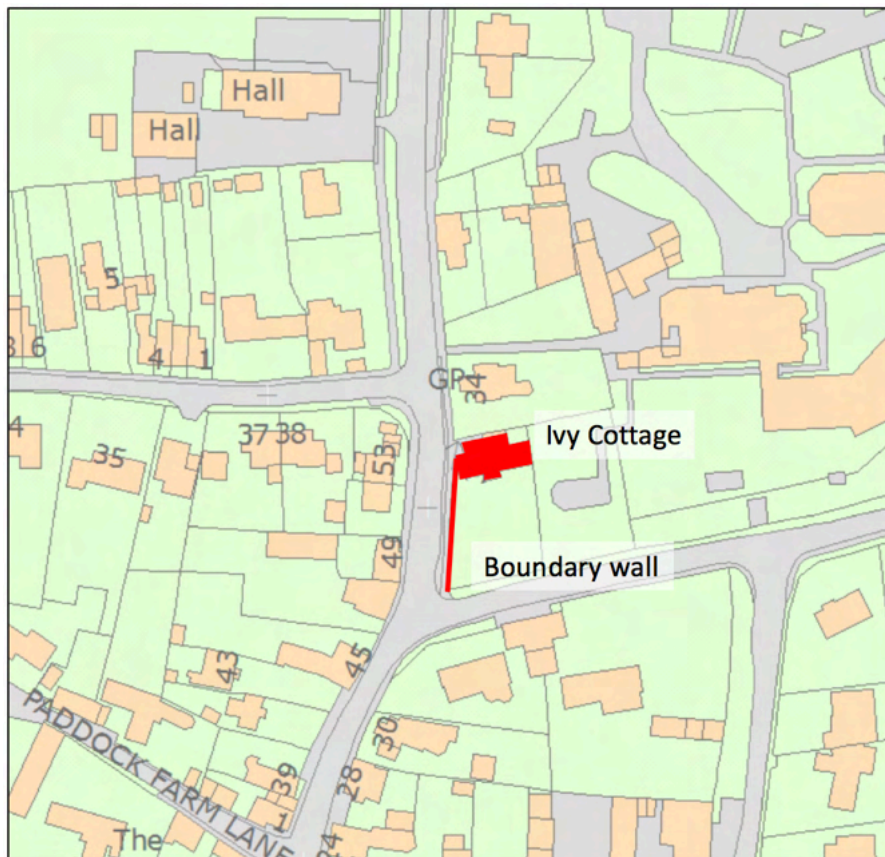
Regarding the designated assets, I find, in general, the proposed scheme to be sensitive to their value and significance. This is a high-quality scheme that removes poor quality recent additions, better revealing the significance of the building. It carries out much needed repair and renovation, and with very little new alteration manages to retain the historic character of the building while upgrading to modern requirements. Small changes are made to the external fabric and internal layout, but none of these, in my opinion, create significant negative impacts. Indeed, the overall balance is to enhance both the building, its immediate setting, and the conservation area.

Possibly more controversial changes are proposed to the eastern and southern boundaries, and these are inextricably linked. However, I judge the negative impact to be less than substantial and there are mitigating factors to be considered.

Given the above, and assuming the mitigating factors are accepted, it is my opinion that the proposals meet the requirements of the legislation to protect the designated assets and for sustainable development (as regards the historic environment) under the NPPF. Additionally, the proposed scheme meets the local plan requirements to conserve and enhance the historic environment and avoid significant detrimental impact.

Appendices

1 Historic England asset listing descriptions



Plan locating the key heritage assets © Historic England

Asset name

IVY COTTAGE, HIGH STREET

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1248707

Date first listed: 14-Nov-1985

National Grid Reference: SP 46049 38039

Details

Two cottages, now house. C18. Regular coursed ironstone rubble. Thatched roof. Each cottage has 2 brick end stacks. Cottage to left: 3-unit plan. Single storey plus attic. C20 extension to right. Rustic porch to left of extension. 6-panelled door with 4 glazed lights. Sash window to left. 2 windows to attic. Cottage to right: 2-unit plan. Single storey plus attic. Central door has wooden lintel and is flanked by 2 sashes. 2 similar windows to attic. Rear: Mostly C20 windows, one metal with lead comes. Interior not inspected.

Asset name

WALL TO IVY COTTAGE FRONTING HIGH STREET, HIGH STREET

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1277795

Date first listed: 14-Nov-1985

National Grid Reference: SP 46041 38028

Details

Wall and doorway. C18. Regular coursed rubble. Arched doorway. Included for group value.